Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/060

LOCATION OF AFFECTED AREA

121 BRAEVIEW DRIVE, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

OUTBUILDING

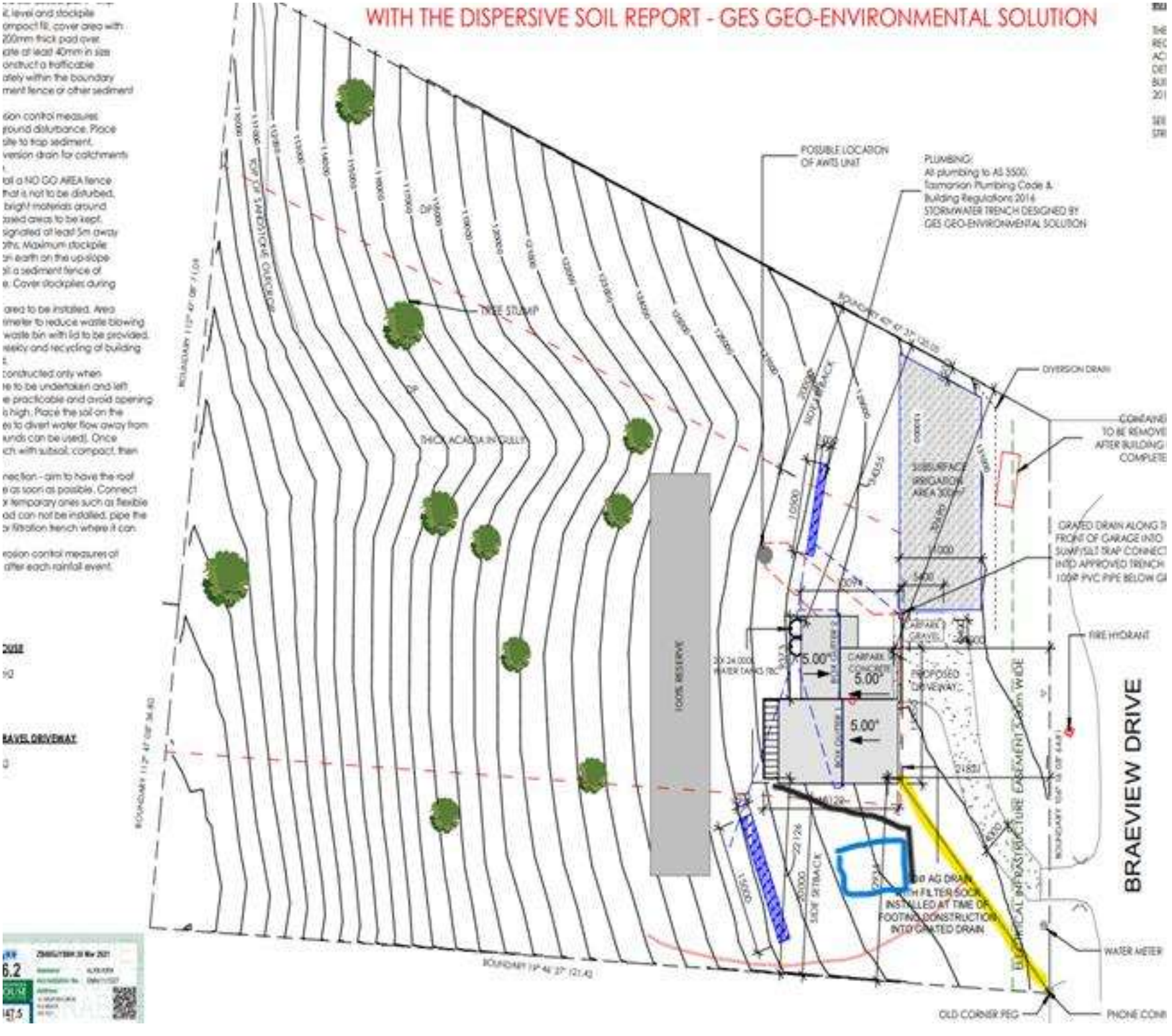
A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **25/06/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places

WITH THE DISPERSIVE SOIL REPORT - GES GEO-ENVIRONMENTAL SOLUTION



Dang Van

From: Doyle, Thomas [redacted]
Sent: Friday, 6 June 2025 2:39 PM
To: Development
Subject: Request for further information - DA 2025 / 00060 (121 Braeview Drive, Old Beach)
Attachments: 121 Braeview Drive mark up .png

Caution: This is an external email and may be **malicious**. Please take care when clicking links or opening attachments.

Hi Dang

The shed will be 20m from the front boundary

There are no plans to extend the current FCR driveway, the driveway as it is now, is left over FCR and 40mm Road base that was spread out after the build.

The area of the spread out is 5m wide by 12m Long, the works will not involve the release of concentrated stormwater or result in the disturbance of natural soils. All stormwater caught by the proposed shed will be piped and join the soakage trenches behind the shed

If you require any further info, please let me know

Regards

Thomas Doyle
[redacted]

taswater.com.au

Disclaimer

Dang Van

From: Doyle, Thomas [redacted]
Sent: Friday, 16 May 2025 12:54 PM
To: Dang Van
Subject: RE: Request for additional information - DA 2025 / 00060 (121 Braeview Drive, Old Beach)
Attachments: 121 Braeview Drive shed mark .PNG; IMG_0310.jpeg

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Caution: This is an external email and may be **malicious**. Please take care when clicking links or opening attachments.

Hi Dang

The shed will be 11m off the side boundary and 6m from the brickworks of the house

There will be no alterations to the driveway, we have an FCR/road base driveway, I have attached a photo for your reference

Let me know if you require any further information

Regards

Thomas Doyle

[redacted]

From: Dang Van <dang.van@brighton.tas.gov.au>
Sent: Wednesday, 7 May 2025 2:10 PM
To: Doyle, Thomas [redacted]
Subject: Request for additional information - DA 2025 / 00060 (121 Braeview Drive, Old Beach)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender.

Good afternoon Thomas,

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Tom Doyle *Owner name*

121 Breaview Drive *Address*

Old Beach, TAS 7017 *Suburb/postcode*

Designer details:

Name: Grant Wood

Category: Engineer civil

Business name: Venn Engineering Pty Ltd

Phone No: 02 4244 7038

Business address: PO Box 3084

Thirroul, NSW 2515

Fax No: -

Licence No: 690930425

Email address: sheds@venn.engineering

Details of the proposed work:

Owner/Applicant Tom Doyle

Designer's project reference No. LAUS95983520

Address: 121 Breaview Drive

Lot No:

Old Beach, TAS 7017

Type of work: Building work [x] Plumbing work [ ] *(X all applicable)*

Description of work:

New class 10a building (non-habitable shed) with importance lvl 2 of size 6.000m span x 9.000m long x 2.400m eaves height. The building consists of cold formed steel framing members and cladding along with reinforced concrete pavement slab on ground where shown.

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☒ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: [x] Performance Solution: [ ] *(X the appropriate box)*

Other details:

The design complies with the following deemed-to-satisfy parts of 2022 NCC-BCA Vol. 2 & Housing Provisions:

- Part H1D4(1)(a)(ii) for resistance of concrete (AS3600)
- Housing provision 2.2.4 for resistance of fastenings in concrete (AS5216)
- Part H1D6(3)(c) for resistance of cold-formed steel members (AS/NZS4600)
- Housing provision 2.2.3(a), (b) & (c) for the following actions to AS/NZS1170 parts 1 to 4:
  - Imposed: 2.5 kPa to slab (light vehicles) where slab is shown
  - Wind: Importance level 2, Region A4, Terrain Cat. 2.78, Topographic (Mt) 1.00, Shielding (Ms) 1.00 and Site wind speed (Vsit,β) 38.10 m/s
  - Snow: 0.00 kpa
  - Earthquake: Design category I

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
LAUS95983520 sheets 1 to 11 revision A	Venn Engineering Pty Ltd	02/10/2024
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

2022 National Construction Code – Building Code of Australia Volume 2 & Housing Provisions
Australian Standard for Structural design Actions parts 0, 1, 2, 3 & 4 (AS/NZS 1170)
Australian Standard for Cold-formed Steel Structures (AS/NZS 4600:2018)
Australian Standard for Concrete Structures (AS 3600:2018)
Australian Standard for Post-installed Fasteners in Concrete (AS 5216:2021)
Australian Steel Institute Design Guide Portal Frame Steel Sheds and Garages 2nd edition June 2014

Any other relevant documentation:

Attribution as designer:

I, Grant Wood, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Grant Wood		02/10/2024
Licence No:	690930425		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:			

CONSTRUCTION PACKAGE FOR COLD FORMED STEEL BUILDING
CREATED FOR TOM DOYLE
JOB NUMBER 95983520

Steeline

Service over and above

TABLE OF CONTENTS

CONSTRUCTION PACKAGE NOTES

This construction package is to be used in conjunction with the created order for the job. All lengths and piece marks of materials in this package will correspond to an item in the order. For example, on the Sidewall A girt layout, there will likely be an item with a piece mark of SGA1. This will correspond to a line item in the order with the piece mark of SGA1. Products that do not include a piece mark will be marked with the product code.

All girt layout and sheeting layouts drawings in this construction package are exterior views, and in these illustrations, components are drawn as if viewed from the outside of the building.

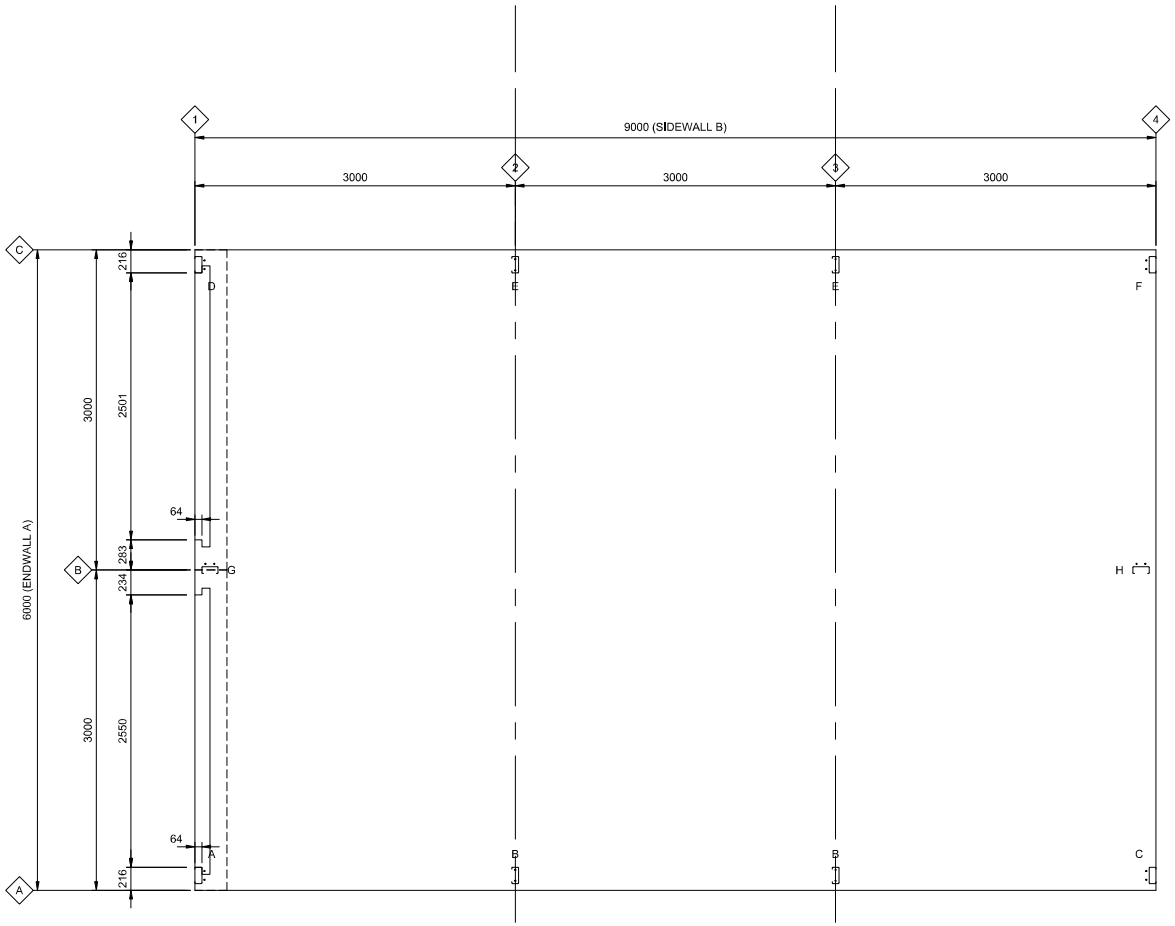
All drawings in this construction package are for reference only, and are to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

CONSTRUCTION NOTIFICATIONS

The following items will require non-typical installation that will take extra time and care during the construction process. Please take precautions.

Some opening headers in building do not match girt size in wall. In these cases standard header installation will not be possible and header will need to be rotated with web of header pointed to outside of building instead of pointing down.

Some items in order will need to be cut to length on site. Please see 'Notes' column in order for full list of items to be cut and their lengths.



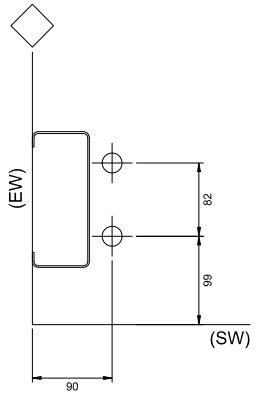
ANCHOR BOLTS		
QTY	LOCATION	DIA
16	ANCHOR BOLTS - SIDEWALL COLUMNS	11 mm
4	ANCHOR BOLTS - ENDWALL COLUMNS	11 mm
4	ANCHOR BOLTS - ROLLER DOORS SMALL	11 mm
2	ANCHOR BOLTS - PA DOORS	11 mm

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

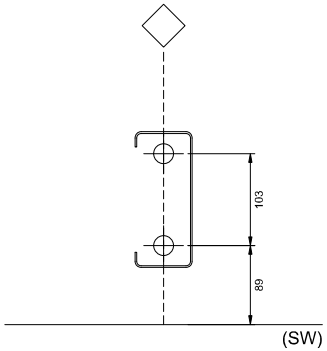
Building Layout Plan

JOBNO LAUS95983520
SHEET 2 of 17

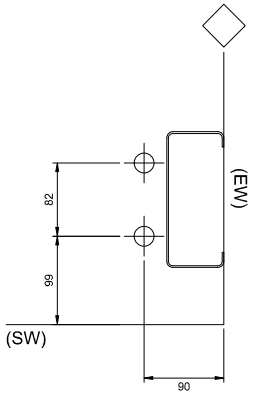
DATE 02-10-2024
SCALE 1:50



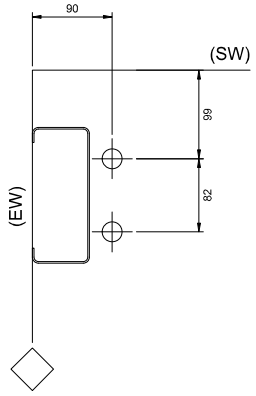
A



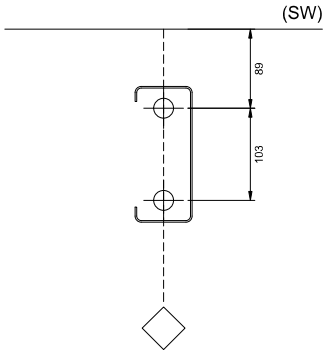
B



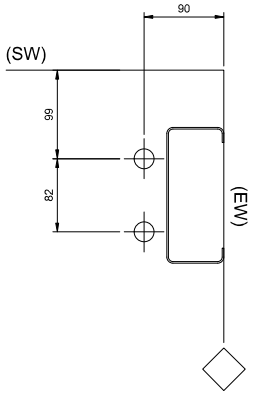
C



D



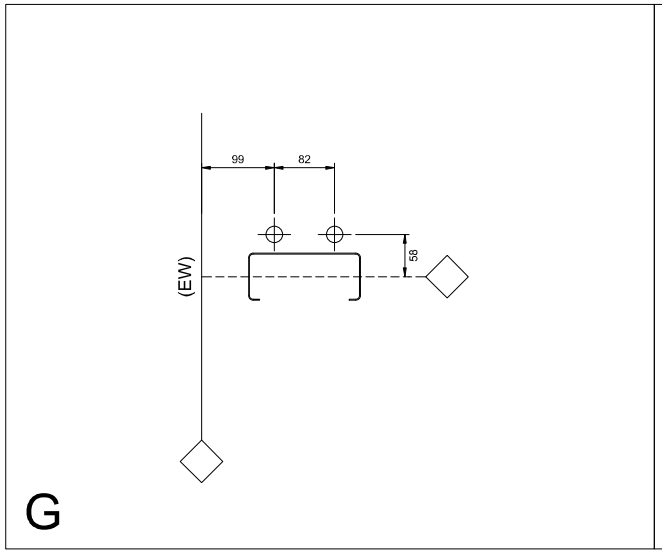
E



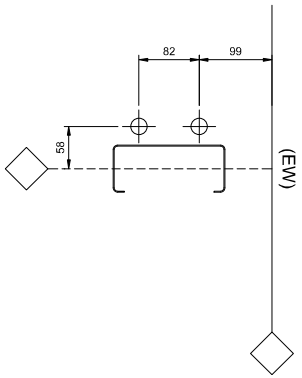
F

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Anchor Bolt Details		JOBNO LAUS95983520	DATE 02-10-2024
		SHEET 3 of 17	SCALE N/A



G

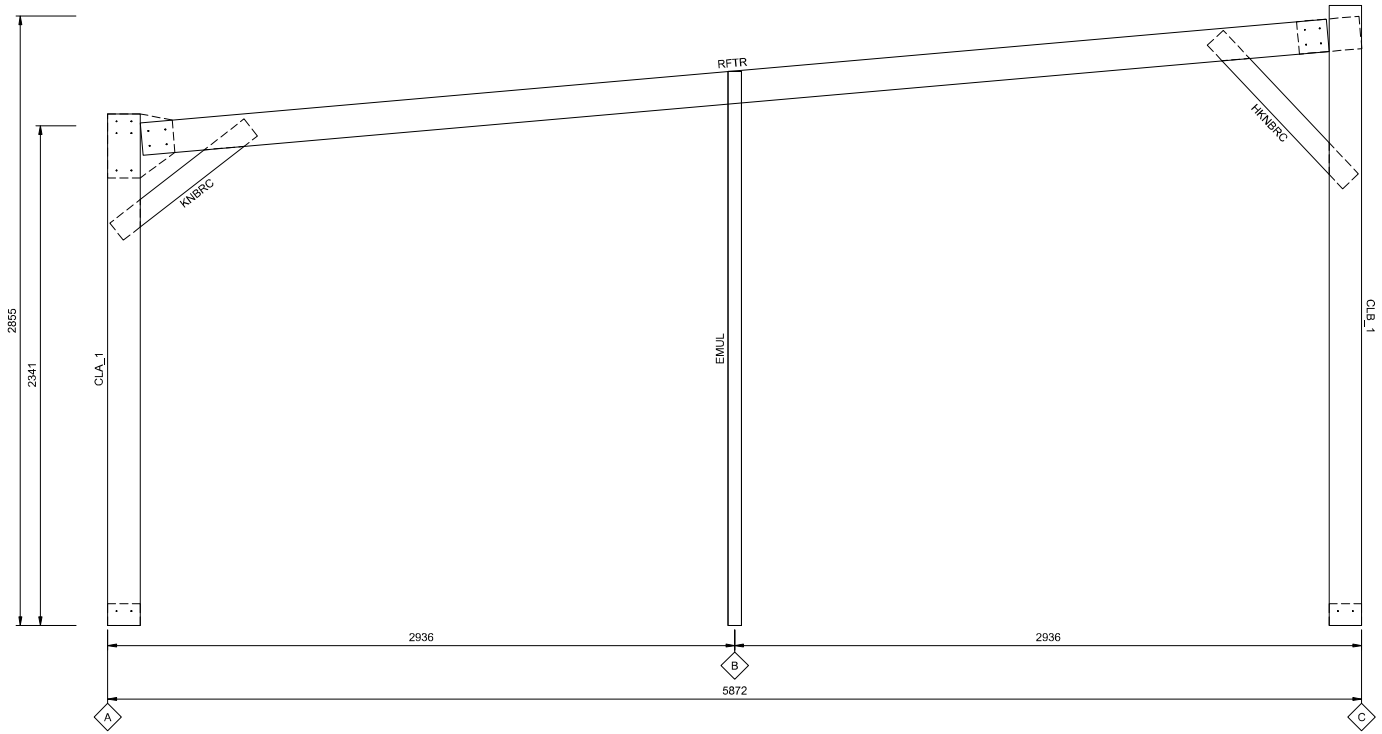


H

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Anchor Bolt Details		JOBNO LAUS95983520	DATE 02-10-2024	
		SHEET 4 of 17	SCALE N/A	

MEMBER TABLE		
Mark	Product	Length
CLA_1	C15019	2397 mm
CLB_1	C15019	2905 mm
EMUL	C15012	2595 mm
HKNBRC	C10015	924 mm
KNBRC	C10015	795 mm
RFTR	C15019	5576 mm



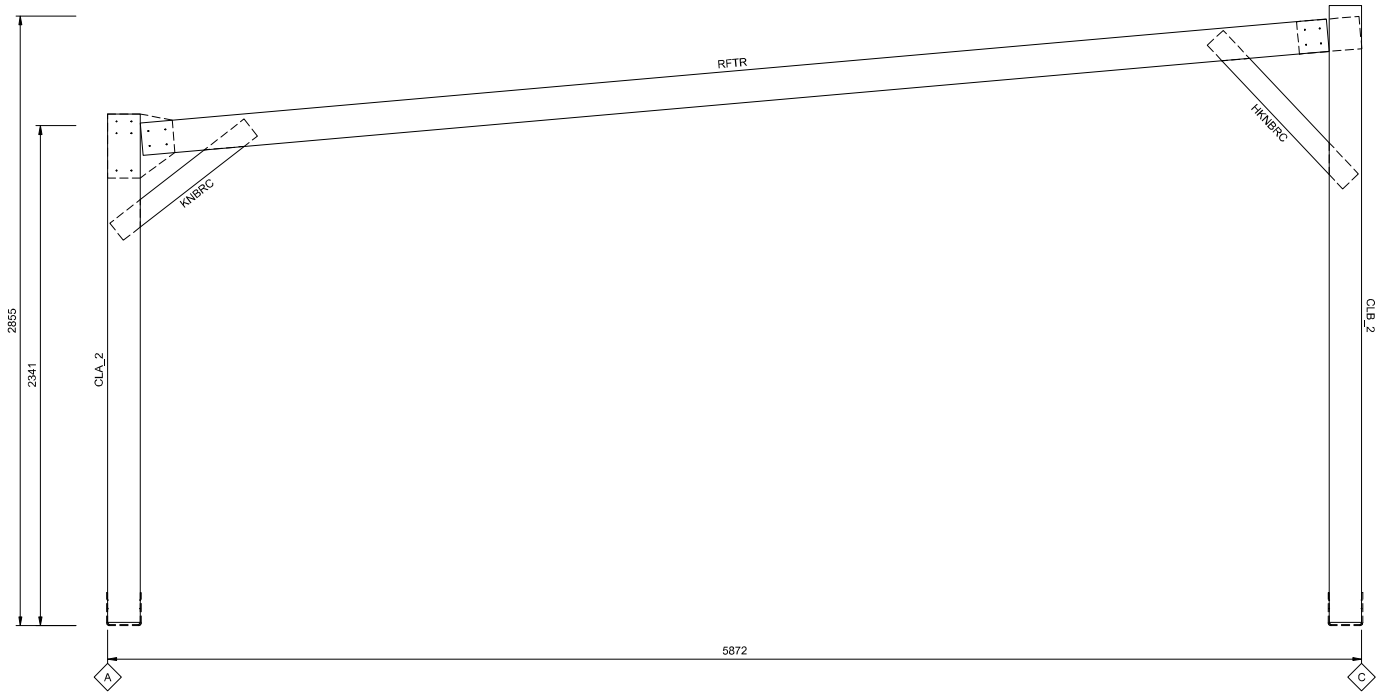
1/5 Portal Section

SCALE: 1:25

Frame Line 1

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

MEMBER TABLE		
Mark	Product	Length
CLA_2	C15019	2382 mm
CLB_2	C15019	2890 mm
HKNBRC	C10015	924 mm
KNBRC	C10015	795 mm
RFTR	C15019	5576 mm



1/6 Portal Section

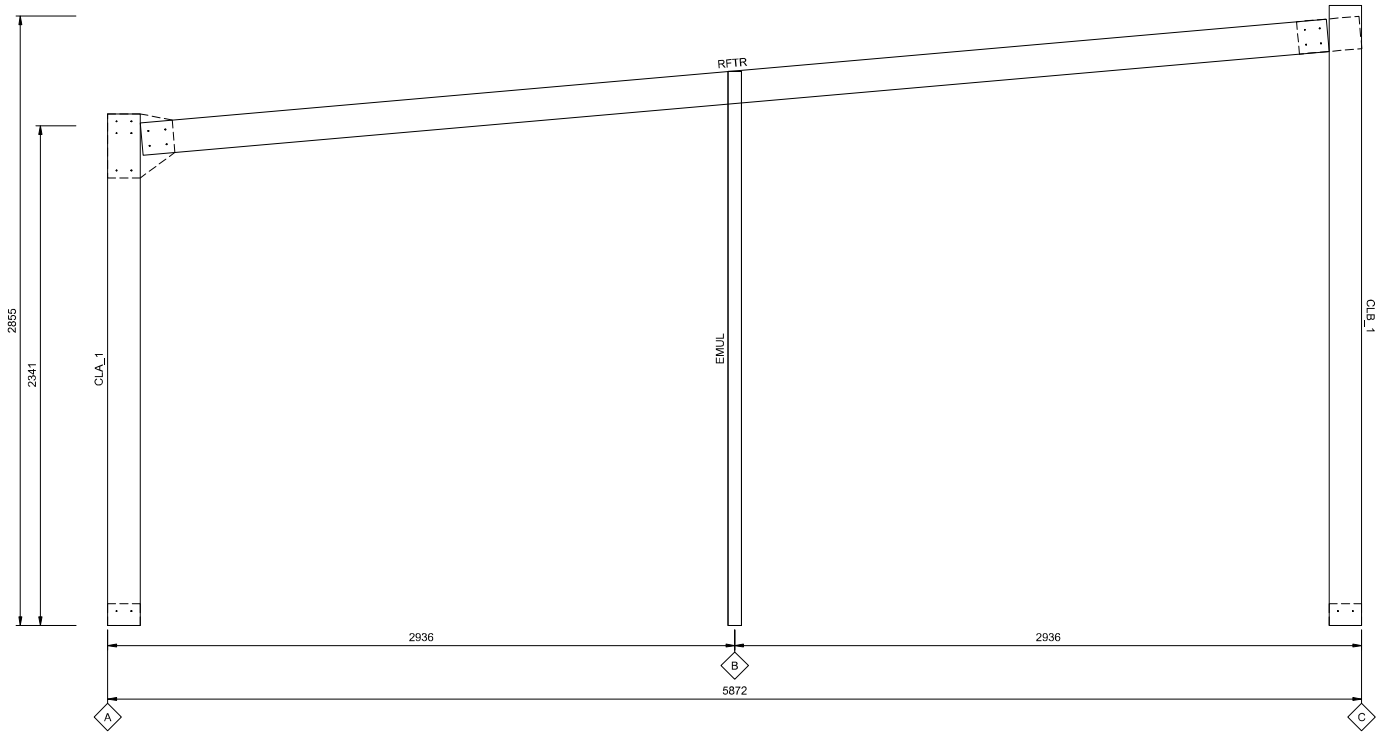
SCALE: 1:25

Frame Lines 2 and 3

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Portal Frame Sections		JOBNO LAUS95983520	DATE 02-10-2024
		SHEET 6 of 17	SCALE 1:25

MEMBER TABLE		
Mark	Product	Length
CLA_1	C15019	2397 mm
CLB_1	C15019	2905 mm
EMUL	C15012	2595 mm
RFTR	C15019	5576 mm



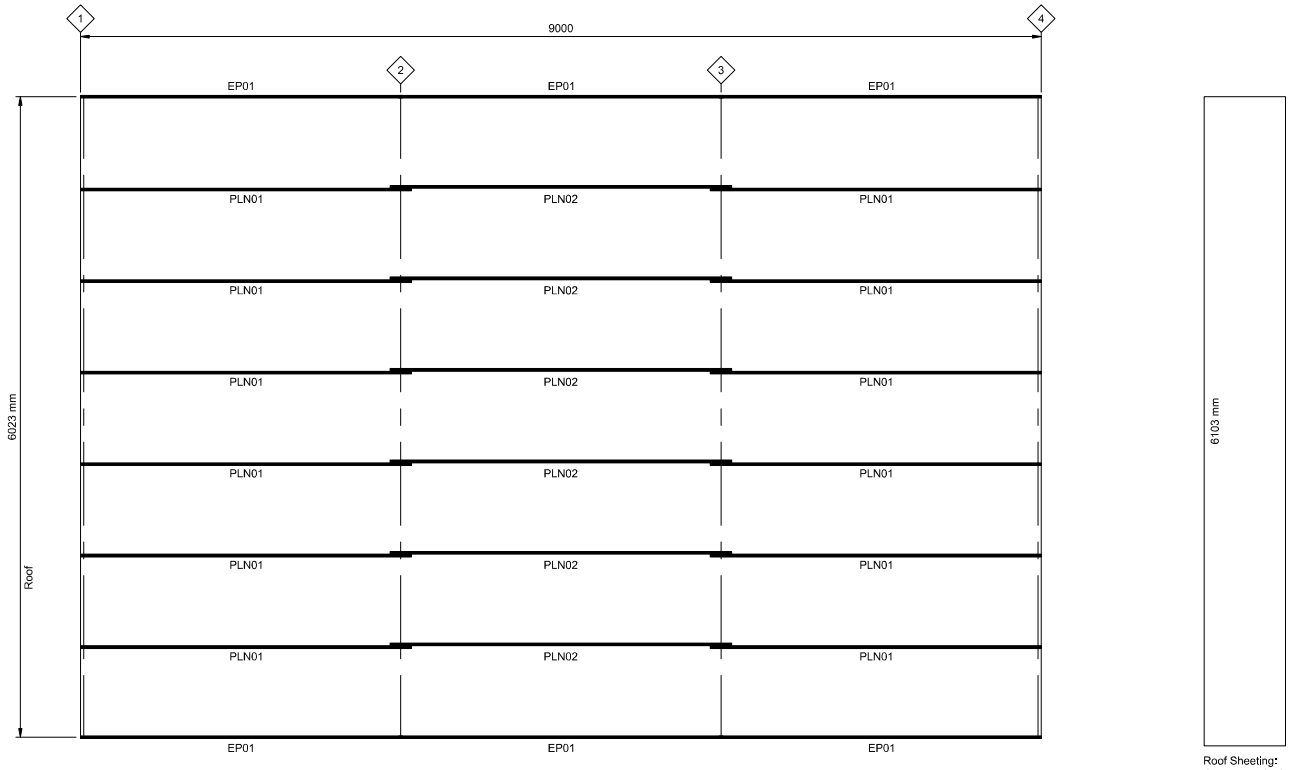
1/7 Portal Section

SCALE: 1:25

Frame Line 4

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

MEMBER TABLE		
Mark	Product	Length
EP01	C10015	3000 mm
PLN01	TH6495	3100 mm
PLN02	TH6495	3200 mm



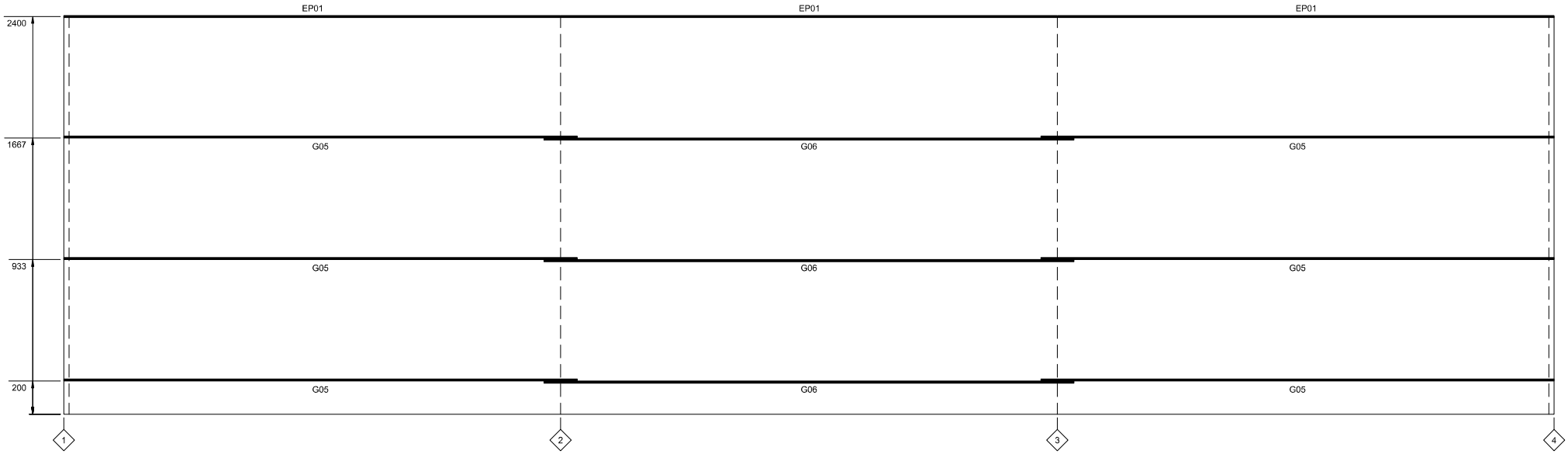
Roof Sheeting:
Corrugated 0,42
Gully

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Roof Framing Plan

JOBNO	LAUS95983520	DATE	02-10-2024
SHEET	8 of 17	SCALE	1:50

MEMBER TABLE		
Mark	Product	Length
EP01	C10015	3000 mm
G05	TH6495	3100 mm
G06	TH6495	3200 mm



1/9 Sidewall A Girt Layout

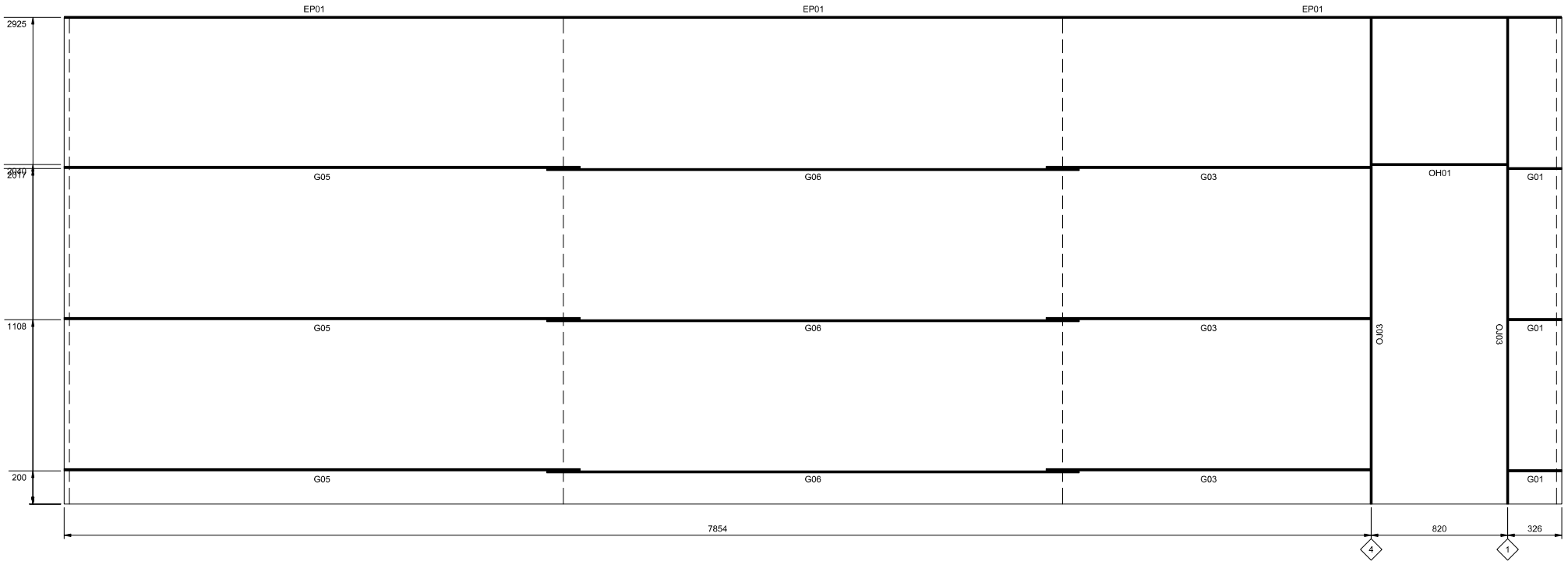
SCALE: 1:25

Frame Line A

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Girt Layout	Steelline	JOBNO LAUS95983520 SHEET 9 of 17	DATE 02-10-2024 SCALE 1:25

MEMBER TABLE		
Mark	Product	Length
EP01	C10015	3000 mm
G01	TH6495	326 mm
G03	TH6495	1954 mm
G05	TH6495	3100 mm
G06	TH6495	3200 mm
OH01	C10015	820 mm
OJ03	PA Door Jamb 64 2.4mm	Stock Length



1/10 Sidewall B Girt Layout

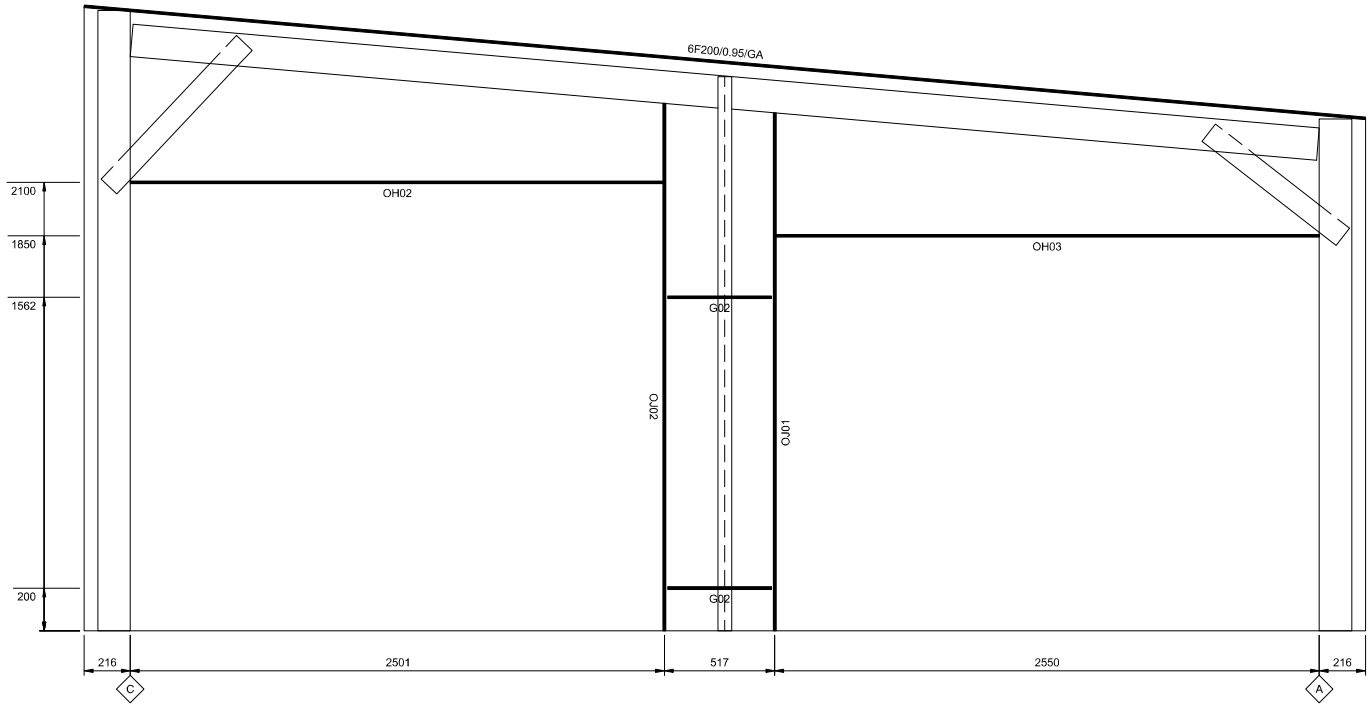
SCALE: 1:25

Frame Line C

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Girt Layout		JOBNO LAUS95983520 SHEET 10 of 17	DATE 02-10-2024 SCALE 1:25	

MEMBER TABLE		
Mark	Product	Length
6F200/0.95/GA	74x74 Angle	Stock Length
G02	TH6495	487 mm
OH02	C10015	2501 mm
OH03	C10015	2550 mm
OJ01	Z15012	2425 mm
OJ02	Z15012	2470 mm



1/11 Endwall A Girt Layout

SCALE: 1:25

Frame Line 1

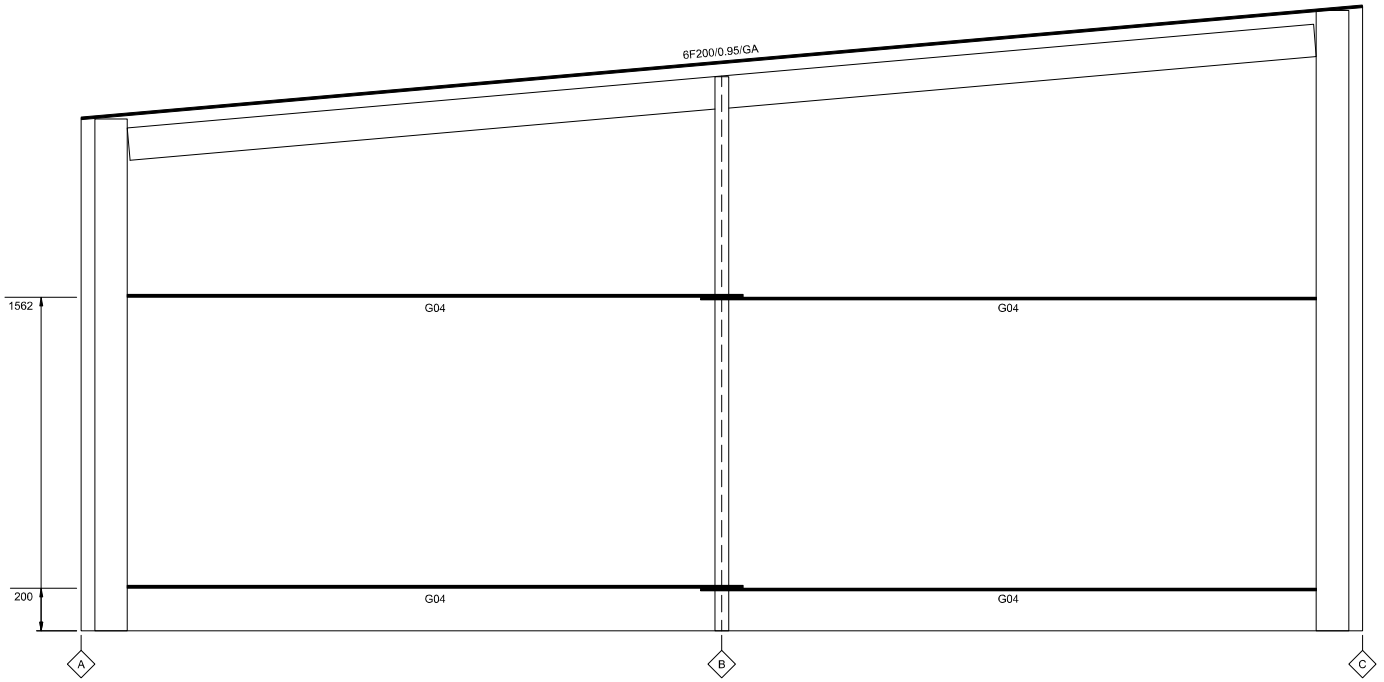
This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Girt Layout

JOBNO LAUS95983520
SHEET 11 of 17

DATE 02-10-2024
SCALE 1:25

MEMBER TABLE		
Mark	Product	Length
6F200/0.95/GA	74x74 Angle	Stock Length
G04	TH6495	2884 mm



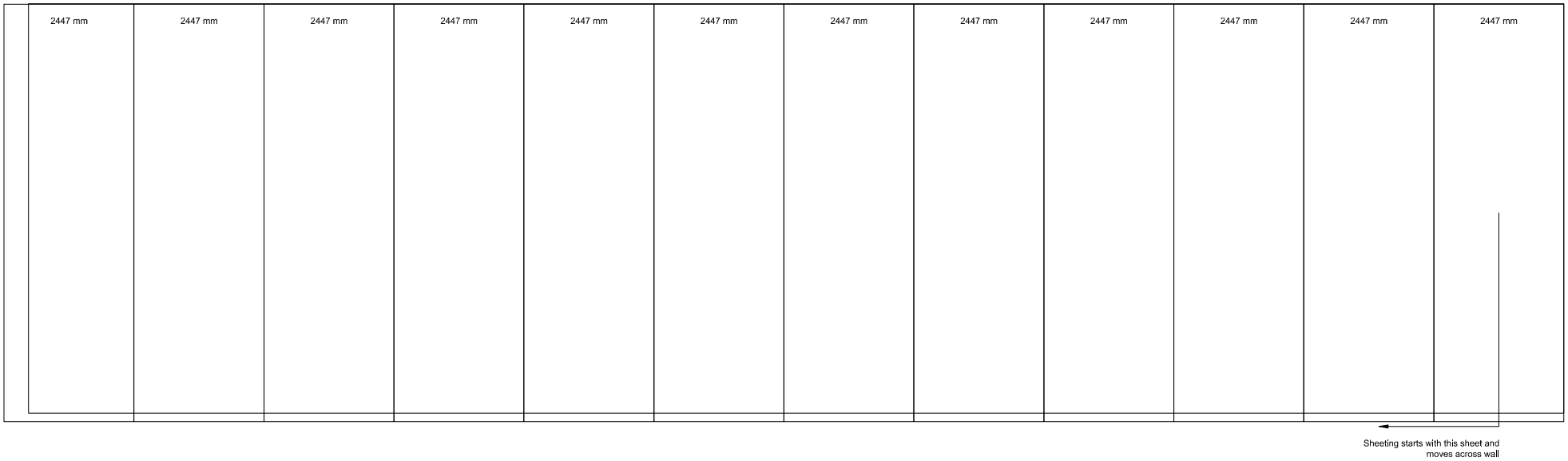
1/12 Endwall B Girt Layout

SCALE: 1:25

Frame Line 4

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Girt Layout	Steelink	JOBNO LAUS95983520 SHEET 12 of 17	DATE 02-10-2024 SCALE 1:25



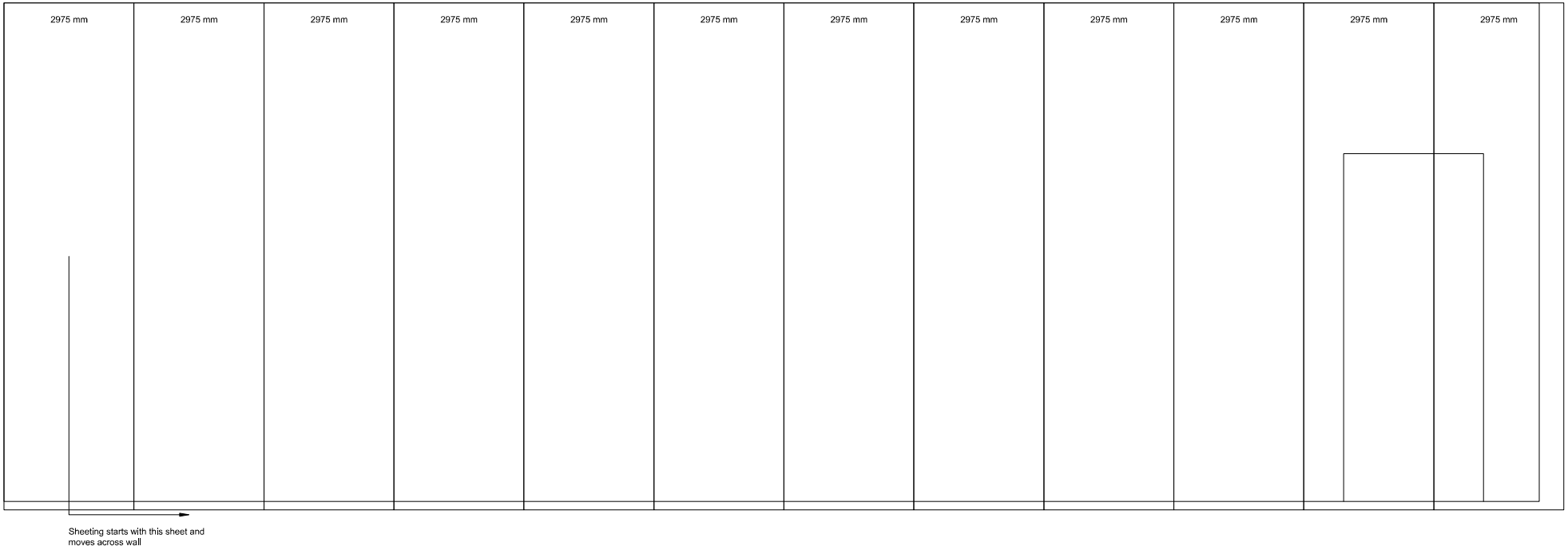
1/13 Sidewall A Sheeting Layout

SCALE: 1:25

Frame Line A

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Sheeting Layout	Steeline	JOBNO LAUS95983520 SHEET 13 of 17	DATE 02-10-2024 SCALE 1:25	



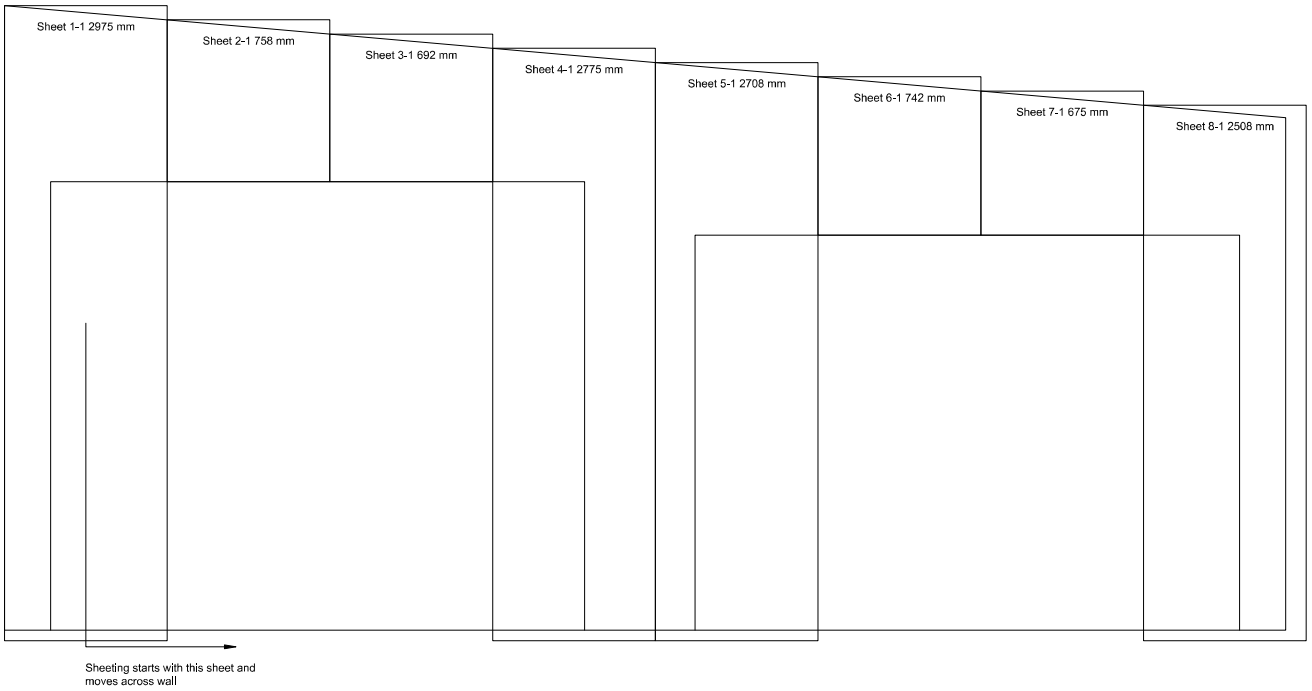
1/14 Sidewall B Sheeting Layout

SCALE: 1:25

Frame Line C

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Sheeting Layout	Steelink	JOBNO LAUS95983520 SHEET 14 of 17	DATE 02-10-2024 SCALE 1:25	



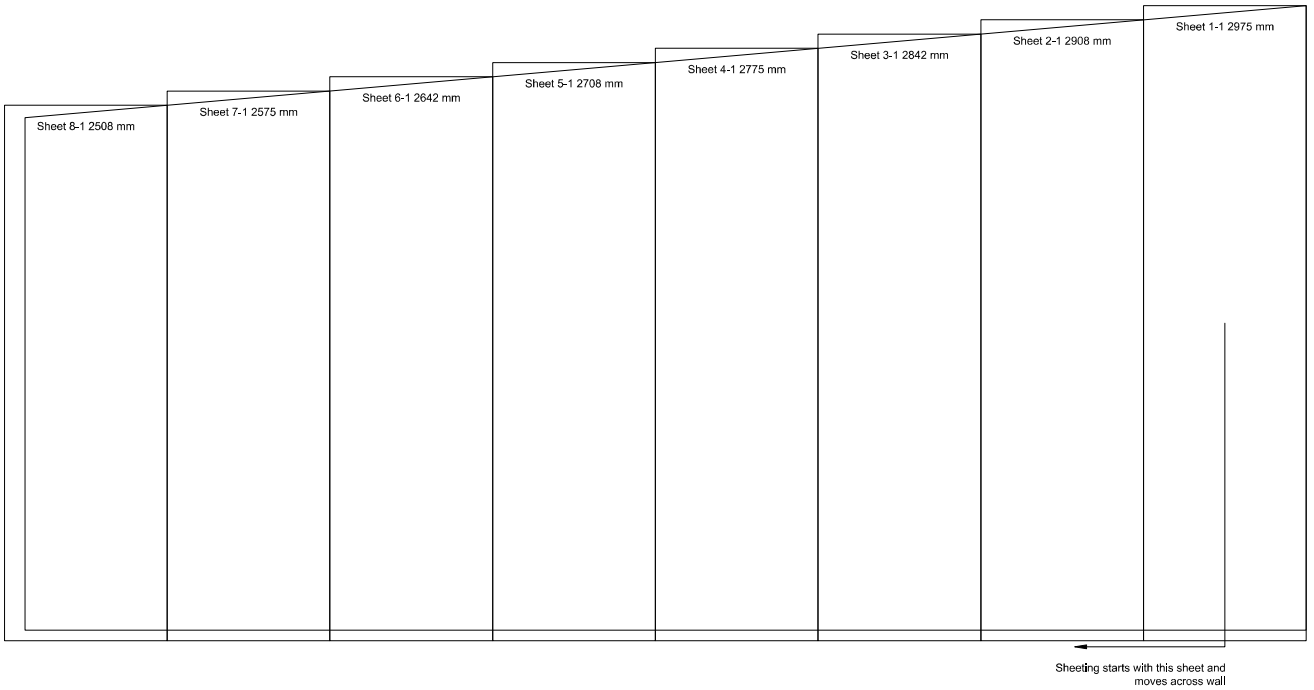
1/15 Endwall A Sheeting Layout

SCALE: 1:25

Frame Line 1

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Sheeting Layout		JOBNO LAUS95983520	DATE 02-10-2024	
		SHEET 15 of 17	SCALE 1:25	



1/16 Endwall B Sheeting Layout

SCALE: 1:25

Frame Line 4

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

Sheeting Layout	Steelink	JOBNO LAUS95983520 SHEET 16 of 17	DATE 02-10-2024 SCALE 1:25

Generic Temporary Bracing Information
The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials
The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fullyinstalled. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location
The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.

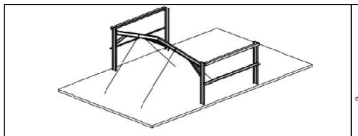


Fig 1. Frame First Temporary Bracing on First Rafter Installed

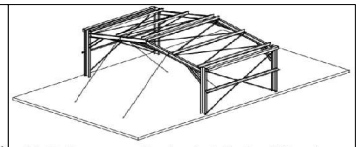


Fig 2. Temporary Bracing Installed as X Bracing

If the Tilt Up Method Is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.

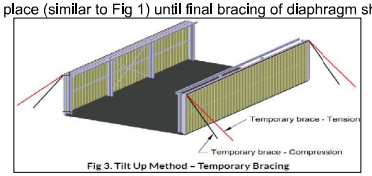


Fig 3. Tilt Up Method - Temporary Bracing

Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads – whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabllslng the structure durlng the construction process.

Additional Temporary Bracing
The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

Bracing Removal
The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

https://www.safeworkaustralia.gov.au/ 'Construction work – steel erection. Information sheet', 2016.
https://www.steel.org.au/ 'Structural steelwork fabrication and erection code of practice', 2014.
https://www.standards.org.au/ AS/NZS 5131:2016 'Structural steelwork – Fabrication and erection.

Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.

STRUCTURAL GENERAL NOTES

1.0 General

1.1 These drawings are
- a) Jointly owned by Steeline and Venn Engineering Pty Ltd
- b) Provided for the sole purpose of obtaining building approval and guiding construction of a single building at the job address shown in the title block
- c) Prohibited to be used for any other purpose without written authorisation from Steeline and Venn Engineering Pty Ltd.
- d) Only valid if signed by the engineer and must not be altered in any way without signed approval from the engineer.
- e) Produced to scale but dimensions shall not be obtained by measuring the drawings. All dimensions are in millimeters unless stated otherwise.

1.2 The engineer accepts no liability or responsibility for the contents of drawings that are invalid.

1.3 The word 'the engineer' used in these notes refers to an employee or nominated representative of Venn Engineering Pty Ltd.

1.4 The engineer is not the project manager or site supervisor for this project. It is the responsibility of the project manager or site supervisor in charge to ensure that the non-structural requirements of the Governing Building Code are considered and appropriately designed. This includes, but not limited to, fire & bushfire design, access requirements, future roof access requirements, lighting, glazing and electrical design, etc.

2.0 Structural Design

2.1 The structural framing components detailed in these drawings have been designed in accordance with the following documents for the design criteria detailed in these notes

Governing Building Code	2022 National Construction Code – Building Code of Australia Volume 2 and 2022 Housing Provisions Standard
Loading Standards	AS/NZS 1170.0:2002(+A5) AS/NZS 1170.1:2002(+A2) AS/NZS 1170.2:2021
Cold formed Steel member standard	AS/NZS 4600:2018

2.2 These drawings are also the limit of the Structural Design, any requirements for additional structural design of other items included in the project are specifically excluded if not shown on these drawings. This includes, but not limited to, requirements for additional loads that aren't specified including flood design loads, additional roof loads from solar panels, retaining walls required on site, driveway design etc.

2.3 These structural drawings and specifications represent the finished structure. The building is not considered complete until the installation of all components and details shown herein are installed according to the drawings.

2.4 No alterations are to be made to this structure without written approval of the engineer. This includes, but not limited to, modification to the plans and/or specifications, be the installation of additional openings, increased roof loads, skylight roof sheets or removal of cladding. If changes are made without written approval, such changes shall the legal and financial responsibility of the contractor or sub-contractors involved and it shall be their full responsibility to replace or repair the condition of the building as directed by the engineer.

3.0 Design Criteria

Building class	10a
Building Importance level	2
Wind region	A4
Terrain category	2.78
Topographic multiplier	1
Shielding multiplier	1
Ultimate design wind speed	38.1 m/s
Snow load	0.00 kPa
Slab Imposed load	2.5 kPa or 9kN applied over 0.3x0.3m area (light vehicles)
Allowable bearing capacity of foundation supporting footings	100 kPa
Allowable bearing capacity of foundation supporting slab	50 kPa
Allowable skin friction of foundation	25 kPa
Soil Type	Non-aggressive (not saline or acid sulfate)

4.0 Installation Building Contractor Responsibilities

4.1 The contractor shall verify and confirm all site conditions and dimensions. Any discrepancies between drawings and site conditions shall be referred to the engineer for decision before proceeding with the work.

4.2 All workmanship and materials are to be in accordance with the Governing Building Code including all relevant Australian Standards and local statutory authorities except where varied by the contract documents.

4.3 The contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part is overstressed under construction activities. They shall provide all temporary bracing, shoring or other means to avoid excessive stresses and to hold structural elements in place during erection. These temporary provisions shall remain in place until sufficient permanent members are erected to ensure the safety of partially erected structures. The contractor is responsible for meeting all laws regulating the erection of steel buildings including, but not limited to, Safe Work Australia guidelines.

4.4 The contractor shall be responsible for the location of all services in the vicinity of the works. Any services shown are provided for information only. The contractor shall confirm the location of all services prior to commencing and shall be responsible for the repair of any damage caused to services, as well as any loss incurred because of the damage to any service.

5.0 Foundation

5.1 The bearing capacity of the foundation supporting the footings and slab shall be confirmed before any concrete is placed.

5.2 No earth or debris is to fall into the footings or piers before and during placing of concrete.

5.3 All footings shall be located centrally under walls and columns unless noted otherwise.

5.4 Concrete embedment depths do not apply to locations where any uncompacted fill or disturbed ground exists or where walls of the excavation will not stand without support. Request further advice from the engineer in these circumstances.

5.5 Fill used for the support of a slab on ground shall be controlled fill or rolled fill as in accordance with clause 6.4.2 of AS 2870-2011.

5.6 Slabs less than 100sq.m in plan area are suitable for AS 2870-2011 site classes A, S & M. For larger slabs or for site classes M-D, H1, H1-D, H2, H2-D, E & E-D, the slab may experience cracking more than is considered normally acceptable. The cracking is considered of aesthetic concern only and should not effect the structural performance of the slab or shed. If this is not desired, contact the engineer for further advice.

6.0 Concrete

6.1 Concrete placement and workmanship shall be in accordance with AS 3600-2018 & AS 2870-2011.

6.2 Concrete shall be
- a) N25 with slump of 100 mm in accordance with AS 1379-2007, with 20 mm maximum nominal aggregate size and no admixtures.
- b) consolidated by mechanical vibration.
- c) Cured for a minimum of 7 days using continuous ponding with potable water.

6.3 No holes, chases or embedment of pipes other than those shown on the drawings shall be made in concrete members without prior approval of the engineer.

7.0 Reinforcement

7.1 Reinforcement shall comply with AS/NZ 4671-2019.

7.2 Reinforcement is represented diagrammatically and not necessarily shown in true projection.

7.3 Welding of reinforcement shall not be permitted without the approval of the engineer.

7.4 All reinforcement shall be securely supported in its correct position ensuring the correct cover during placing of concrete by approved bar chairs, spacers or support bars. Approved chairs include stainless steel or plastic bar chairs for bottom reinforcement and plastic dipped wire bar chairs for top reinforcement. All chairs to be spaced at maximum of 750mm centres.

7.5 Cover to reinforcment shall be:
- a) 50mm for surfaces of concrete in contact with the ground;
- b) 30mm for top surfaces of slabs fully enclosed by the building without open bays or
- c) 60mm for top surfaces of slabs more than 1 km from the coastline with open bays.
- d) For buildings with open bays within 1km of the coast, contact the engineer for cover and concrete grade requirements.

7.6 Reinforcement shall be lapped 500mm for 12mmØ bars and 800mm for 16mmØ bars.

7.7 Mesh reinforcement shall be lapped such that the two outermost wires of one sheet overlap the two outermost wires of the other sheet by 25 mm.

7.8 Hooks, bends and cogs to be in accordance with AS 3600-2018 unless noted otherwise on drawings.

8.0 Anchor Bolts

8.1 All anchors bolts shall be installed in accordance With the manufacturer's installation instructions.

8.2 Drill holes using a percussion drill (coring not permitted) to the correct hole diameter and depth as specified in the drawings.

8.3 Thoroughly clean and blow the dust out of the holes using the cleaning accessories prescribed by the manufacturer's instructions.

8.4 Substitution of anchors bolts and chemical epoxy adhesive is not permitted unless written confirmation from the engineer is provided.

8.5 For chemical anchors, ensure load is not applied to the anchors whilst epoxy adhesive is curing.

9.0 Light Gauge Cold-formed Steel

9.1 All light gauge cold-formed steel shall comply with AS 1397-2021 and be the following grades

Thickness(mm)	Steel grade (yield stress, MPa)	Protective coating (g/m2)
BMT ≤ 1.0mm	G550	Z350
1.0mm < BMT < 1.5mm	G500	Z350
1.5mm ≤ BMT ≤ 3.0mm	G450	Z350

9.2 Welding of light gauge cold-formed steel shall not be permitted.

9.3 Column and rafter members shall not be drilled or notched without prior approval of the engineer.

9.4 Round holes may be drilled through any girt or purlin member within the middle third of the depth of that member and not within 600mm of member end unless noted otherwise.

9.5 All bolts used to connect light gauge cold-formed steel members shall be
- a) Zinc coated M12 (min.) grade 4.6 snug tightened complying to AS 1111.1-2015 & AS 1112.3-2015 unless noted otherwise.
- b) Spaced no less than 3 bolt diameters between centres.
- c) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.

9.6 All screws used to connect light gauge cold formed steel members (excluding sheeting) shall be
- a) 10g (min.) self-drilling screws complying with AS 3566.1-2002.
- b) Corrosion resistance class 4 in accordance with AS 3566.2-2002 for buildings within 1 km from the coastline with open bays or class 3 otherwise.
- c) Spaced no less than 3 bolt diameters between centres.
- d) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.

10.0 Roof & Wall Sheeting

10.1 Roof & wall sheeting shall comply with AS 1397-2018 and have suitable corrosion protection complying with Table 7.2.2a of the 2022 Housing Provisions Standard.

10.2 During construction and maintenance, no foot traffic shall occur within end spans of sheeting, foot traffic shall occur
- a) Evenly across at least two ribs for corrugated profiled sheeting or
- b) In the pans for pan-type profiled sheeting.

10.3 Any roof skylights shall be approved by the engineer

10.4 Safety mesh shall be installed in accordance with the building code

11.0 Door & Window Components

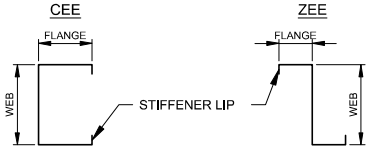
11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions

11.2 Non-wind-locked roller doors are assumed to have failed at the ultimate limit state wind loading

11.3 Personal access doors shall be rated for the wind loading parameters stated in the design criteria (see section 3.0)

11.4 All windows shall be in accordance with AS 1288-2021 & AS 2047-2014(+A2) as appropriate for the wind loading parameters stated in the design criteria (see section 3.0)

COMPONENT DIAGRAM



TYP. = TYPICAL U.N.O. = UNLESS NOTED OTHERWISE

REV	DATE	DESCRIPTION
A	02-10-2024	-

COLD FORMED BUILDINGS
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

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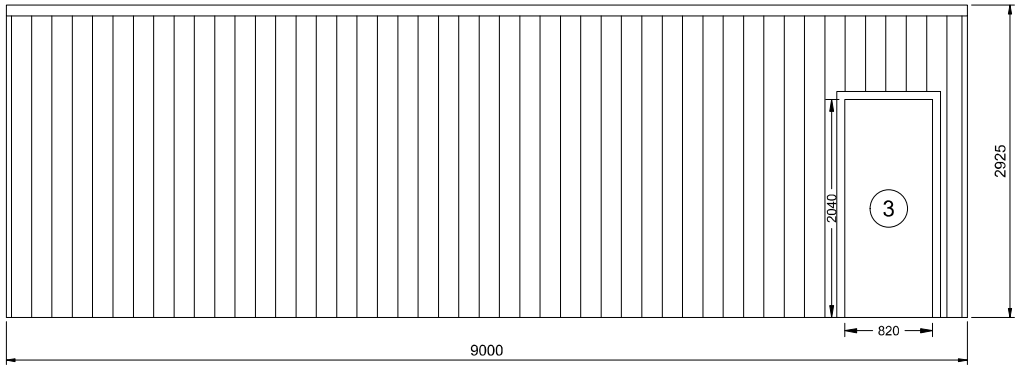
sheds@venn.engineering
ABN 39 626 802 257
Signed ..... Date 02-10-2024
Grant J Wood MIEAust CPEng NER RPEQ
Registered EA Chartered Professional Engineer (No. 2383009)
Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

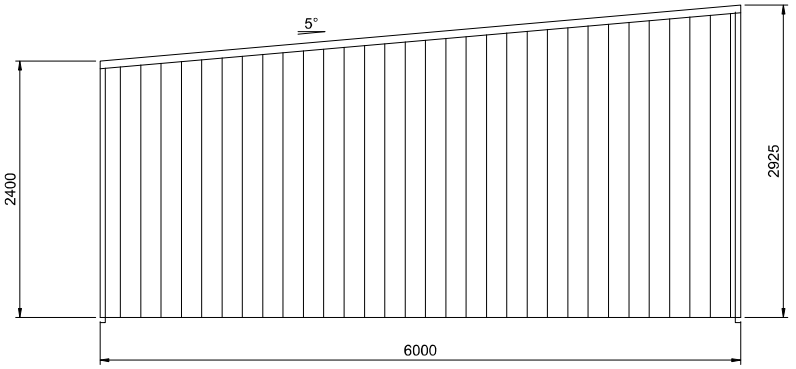
Customer Name: Tom Doyle
Site Address: 121 Breaview Drive
Old Beach,
TAS, 7017

DATE 02-10-2024
JOB NO. LAUS95983520
SHEET 1 of 10



2/2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:50



3/2 REAR BUILDING ELEVATION

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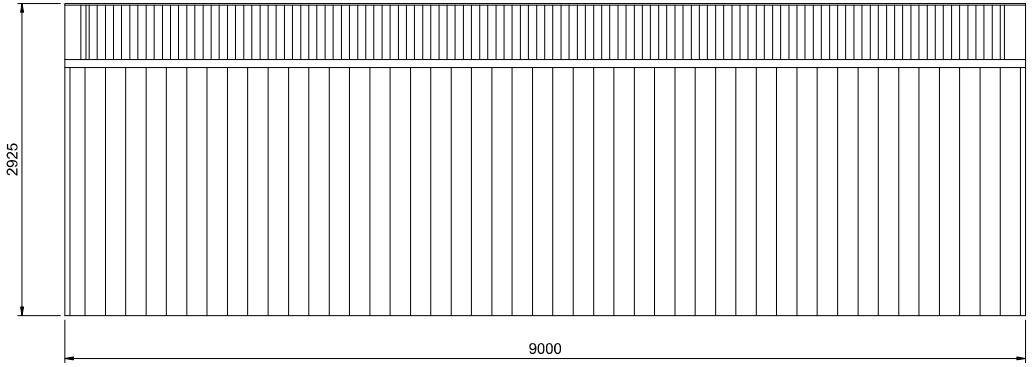
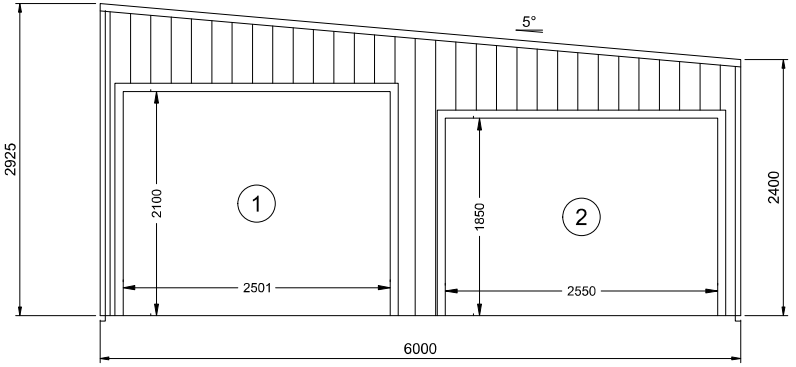
FRAME #4



1/2 SIDEWALL A BUILDING ELEVATION

SCALE: 1:50



4/2 FRONT BUILDING ELEVATION

SCALE: 1:50

FRAME #1

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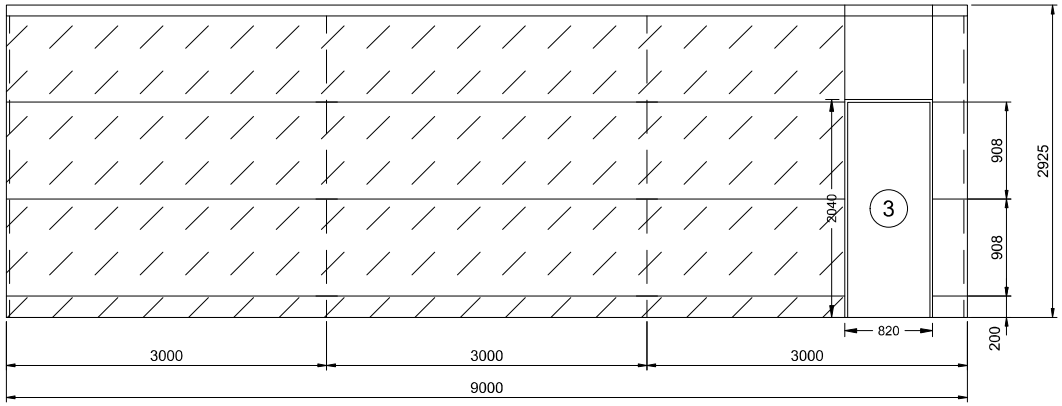

2/3 SIDEWALL B FRAMING ELEVATION

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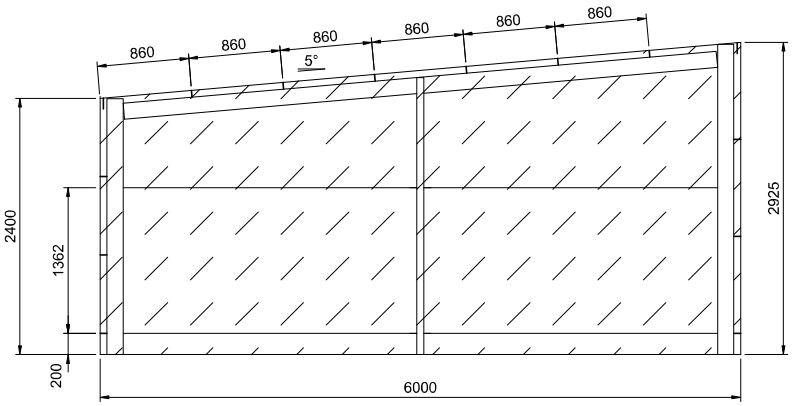


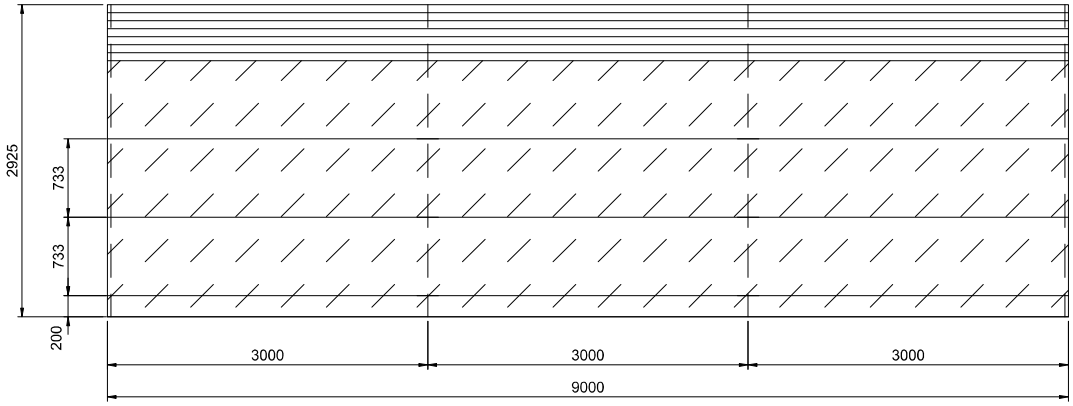
3/3 REAR FRAMING ELEVATION

SCALE: 1:50 FRAME #4

DIAPHRAGM SCHEDULE

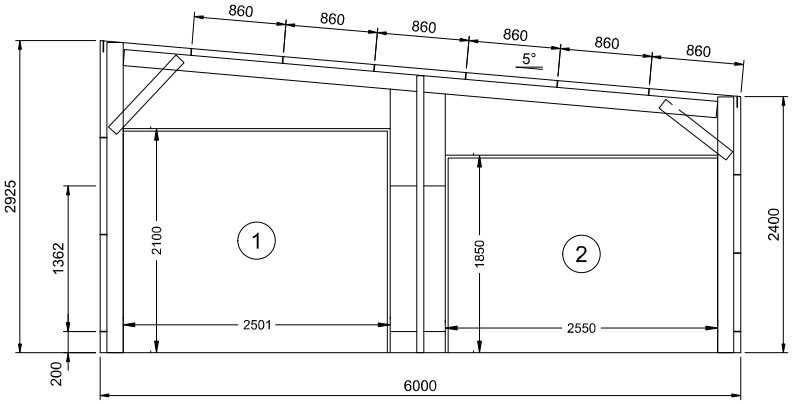
SHEETING IN DIAPHRAGM SECTIONS (SHOWN AS HATCHED AREA ON ELEVATIONS) NOT TO BE CUT UNDER ANY CIRCUMSTANCES

WALL	DISTANCE FROM WALL EDGE
Sidewall 'A'	0-9000
Sidewall 'B'	1146-9000
Endwall 'B'	0-6000



1/3 SIDEWALL A FRAMING ELEVATION

SCALE: 1:50



4/3 FRONT FRAMING ELEVATION

SCALE: 1:50 FRAME #1

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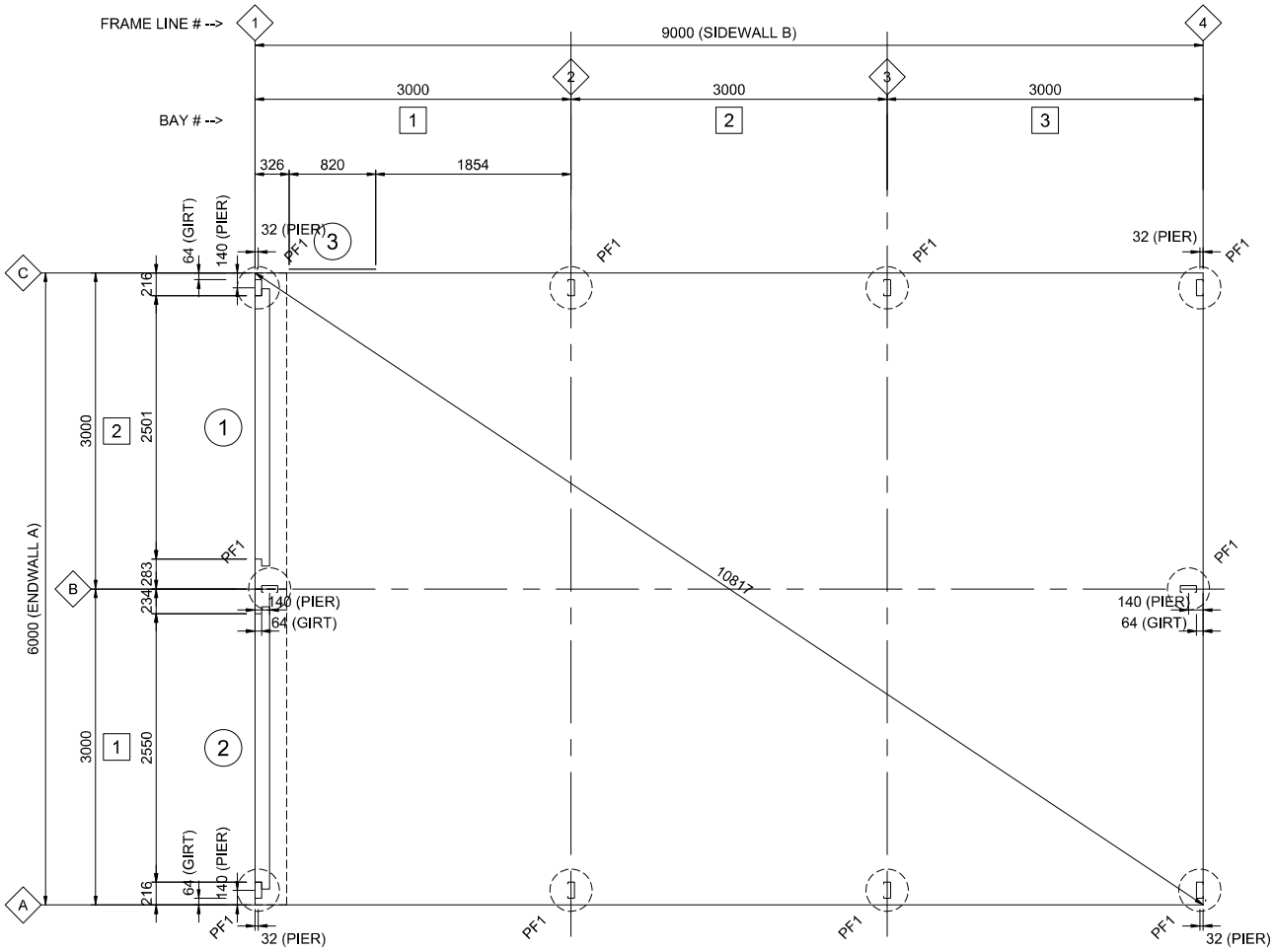

1/4 FOOTING/SLAB FLOOR PLAN

SCALE: 1:50 PF1 - 400Ø REINFORCED CONCRETE PIERS TO DETAIL

SLAB IS DESIGNED FOR CARS AND LIGHT VANS NOT EXCEEDING 3500kg GROSS MASS

CONCRETE CONTROL JOINTS SHALL BE PROVIDED IN SLAB TO DETAIL AT NOT MORE THAN 10m CENTRES IN EACH DIRECTION, APPROXIMATELY EQUALLY SPACED AND LOCATED APPROXIMATELY MIDWAY BETWEEN COLUMNS/MULLIONS

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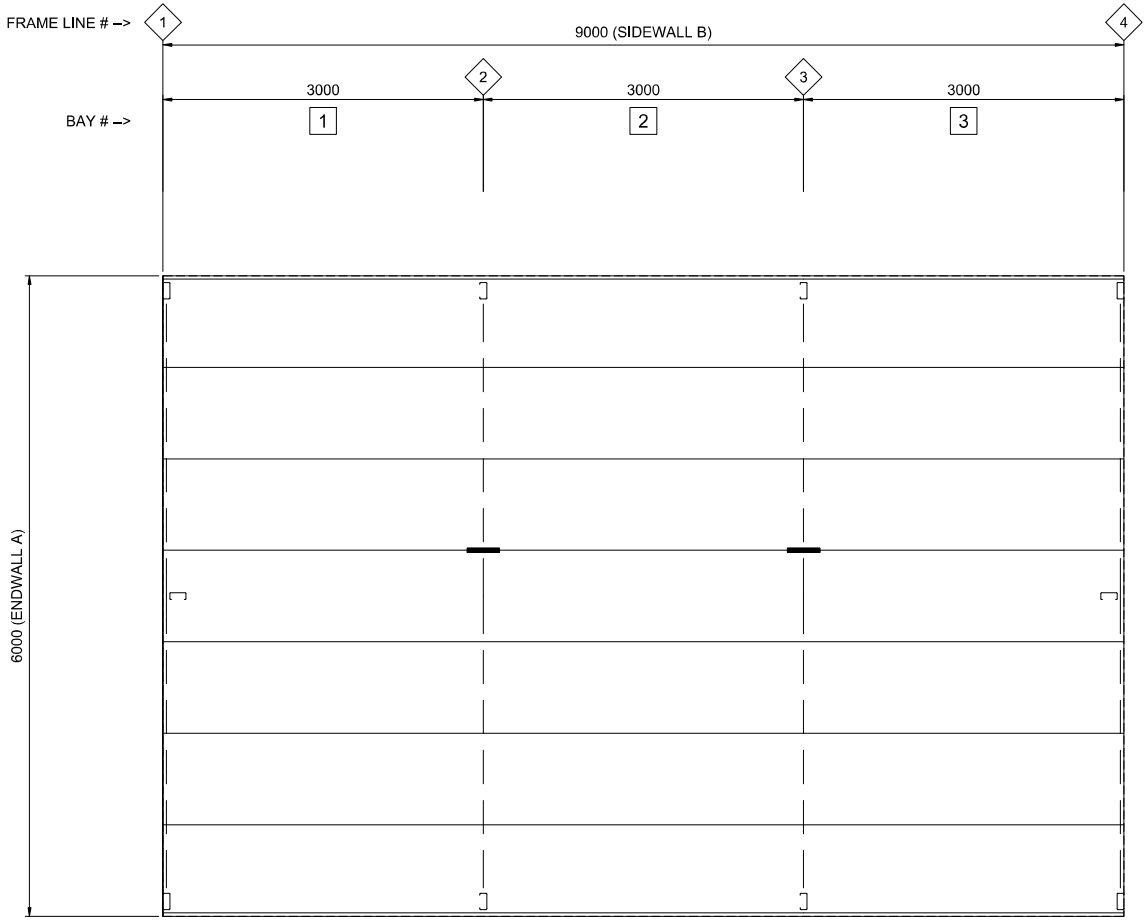

1/5 ROOF FRAMING PLAN

SCALE: 1:50

ROOF SHEETING IS USED AS DIAPHRAGM TO BRACE THE BUILDING AND IS NOT TO BE CUT UNDER ANY CIRCUMSTANCES

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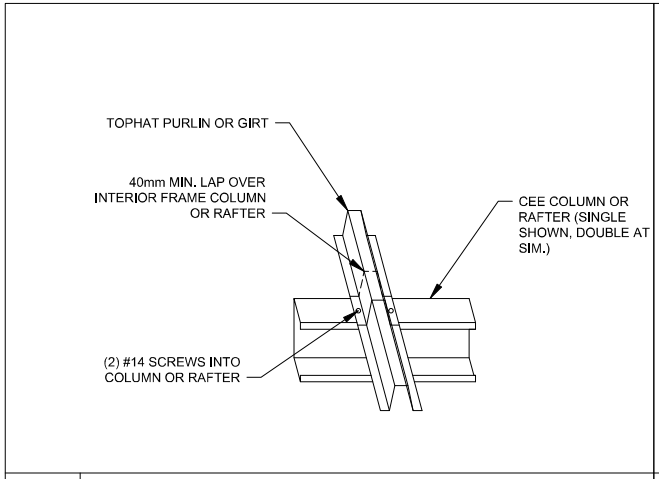
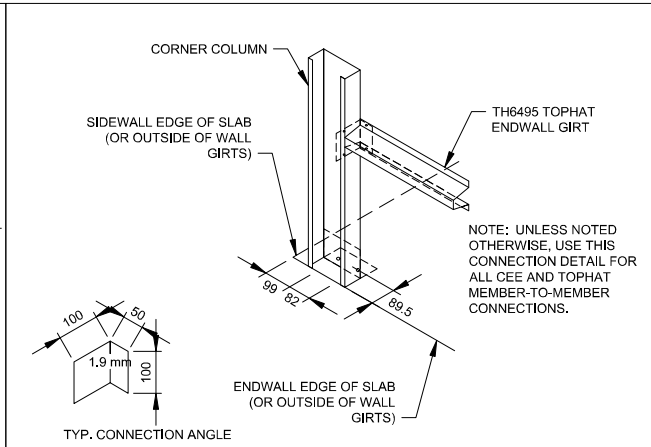
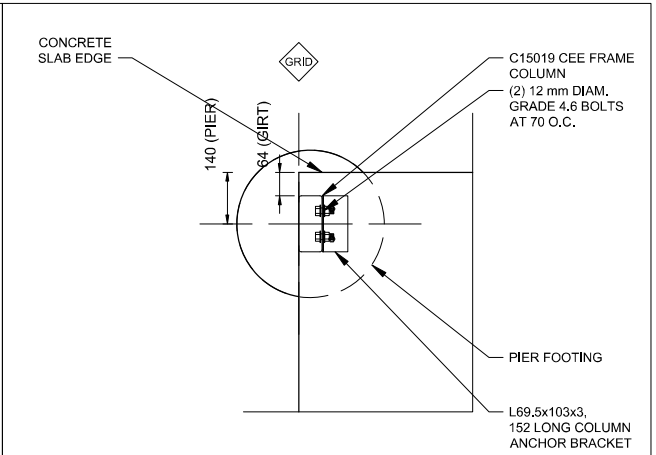
SHEET 5 of 10



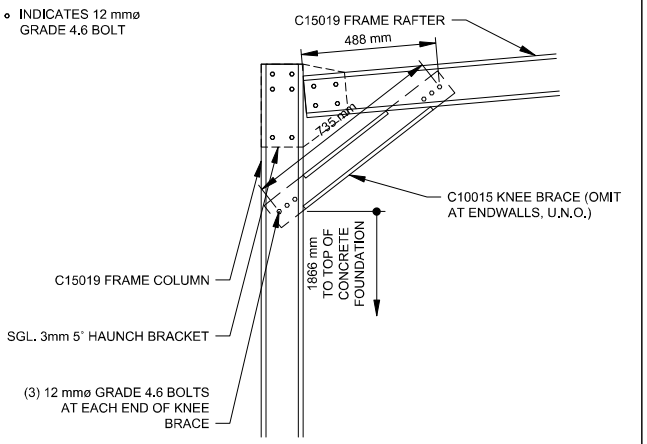
D TOPHAT PURLIN/GIRT CONNECTION



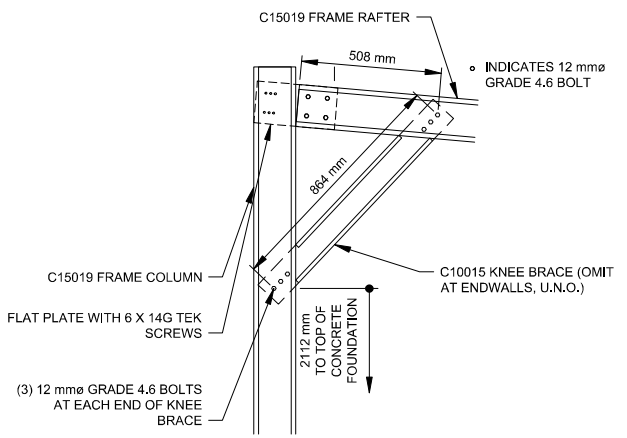
E GIRTS IN-LINE CORNER COLUMN CONNECTIONS



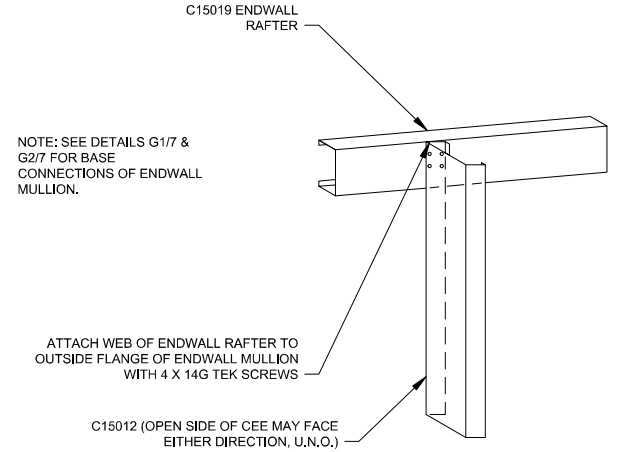
F1 CORNER COLUMN BASE DETAIL



A HAUNCH CONNECTION



B HIGH EAVE HAUNCH CONNECTION



C ENDWALL MULLION TO RAFTER

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

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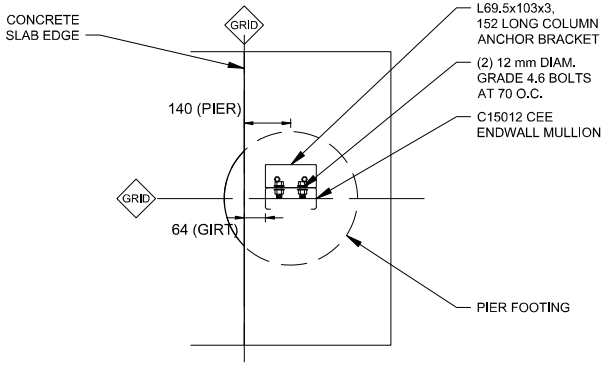
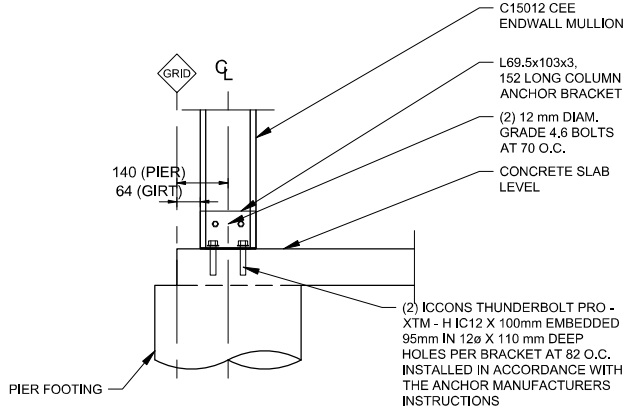
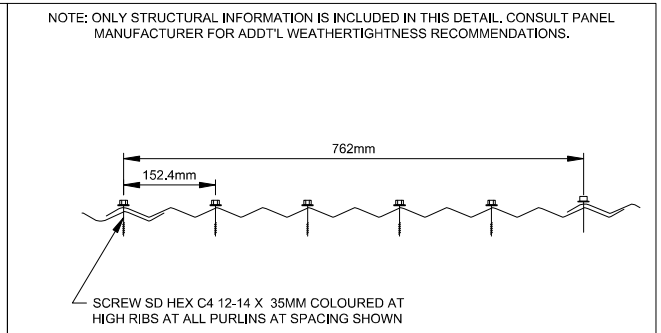
JOB NO. LAUS95983520
SHEET 6 of 10



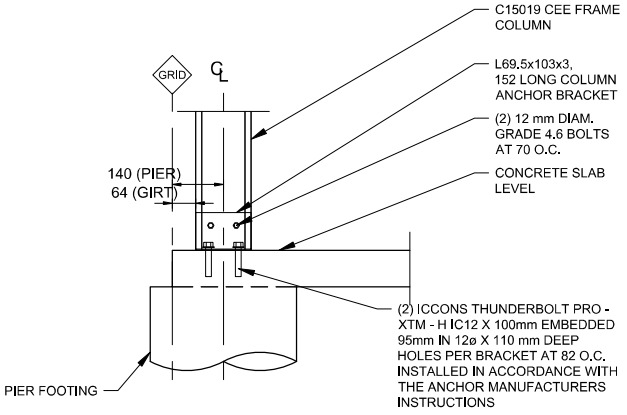
G1 ENDWALL MULLION BASE DETAIL



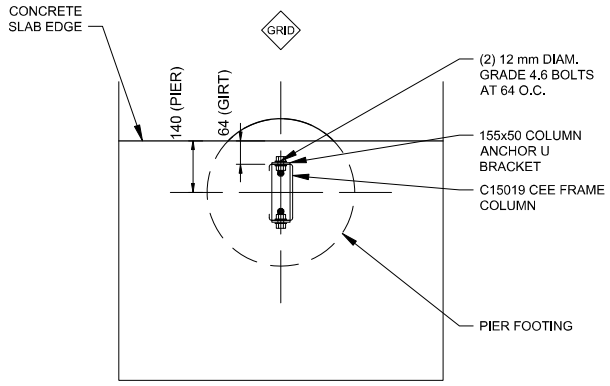
G2 ENDWALL MULLION BASE DETAIL 2



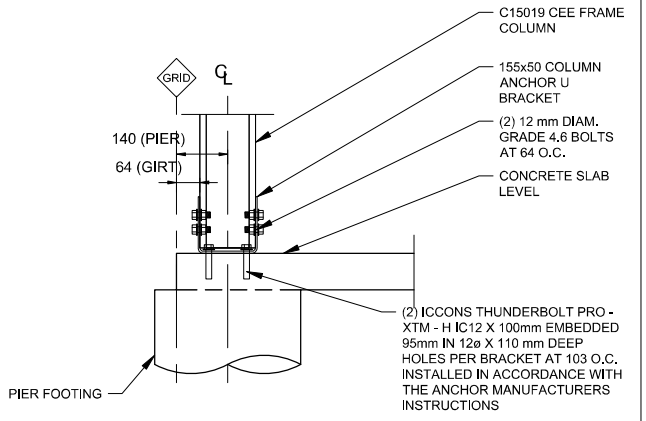
H ROOF SHEETING



F2 CORNER COLUMN BASE DETAIL 2



F3 FRAME COLUMN BASE DETAIL



F4 FRAME COLUMN BASE DETAIL 2

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

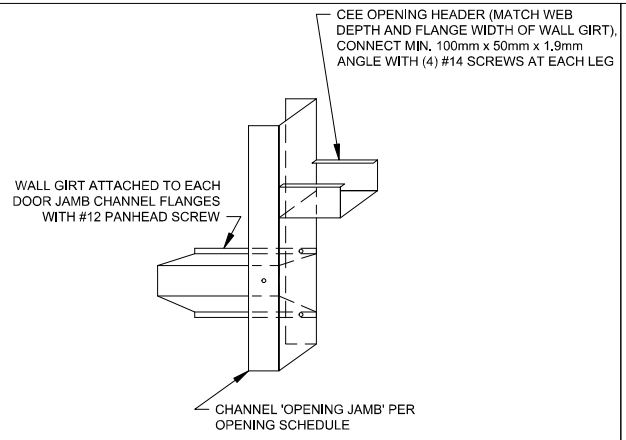
REV	DATE	DESCRIPTION
A	02-10-2024	-

COLD FORMED BUILDINGS
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

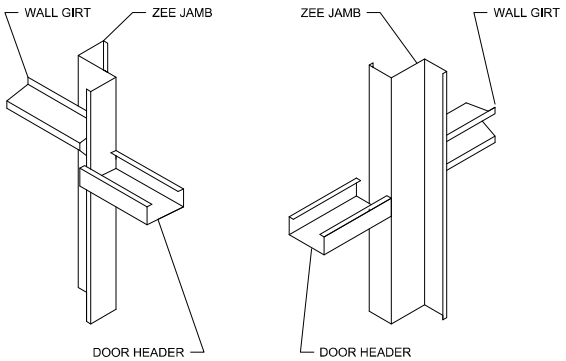
VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257
Signed ..... Date 02-10-2024
Grant J Wood MIEAust CPEng NER RPEQ
Registered EA Chartered Professional Engineer (No. 2383009)
Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 6909304ES)

Customer Name: Tom Doyle
Site Address: 121 Breaview Drive
Old Beach,
TAS, 7017

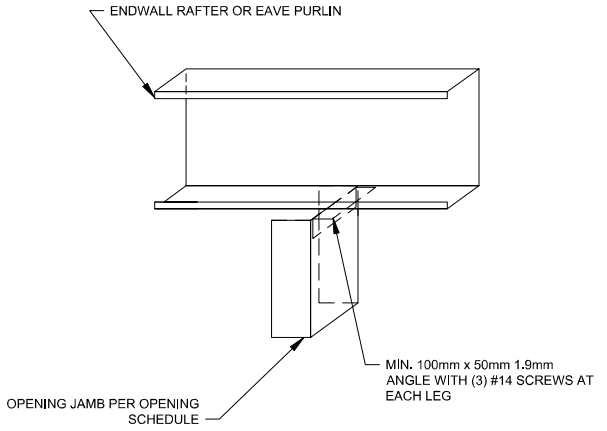
DATE 02-10-2024
JOB NO. LAUS95983520
SHEET 7 of 10



K1 OPENING CHANNEL JAMB GIRT CONNECTION

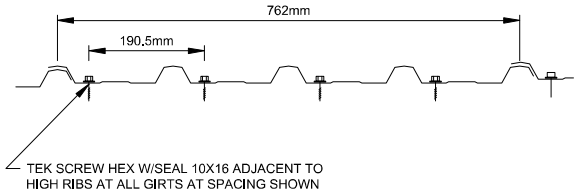


K2 OPENING ZEE JAMB GIRT CONNECTION



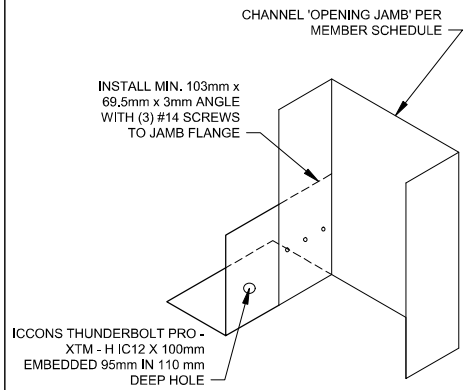
L1 CHANNEL JAMB TO CEE CONNECTION

NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.

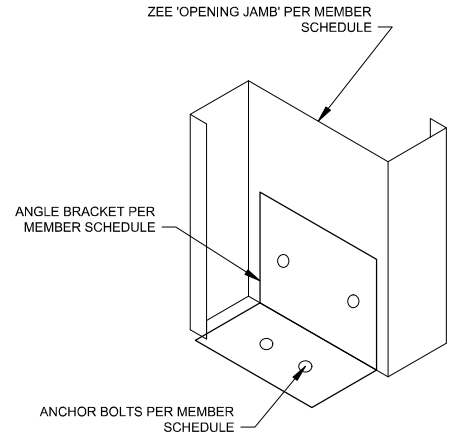


Steeline
Steelclad 0.42

I WALL SHEETING



J1 PA DOOR JAMB BASE CONNECTION



J2 ROLLER DOOR JAMB BASE CONNECTION

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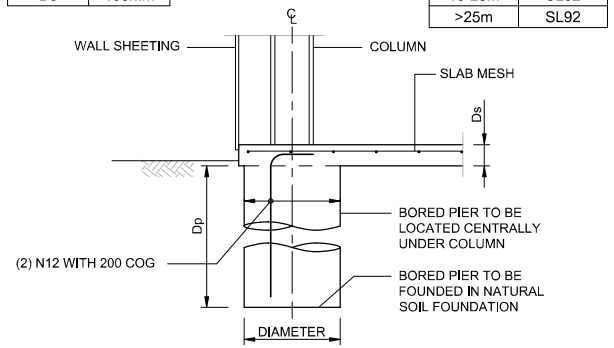
JOB NO. LAUS95983520
SHEET 8 of 10

	PF1
Dp	500mm
Diameter	400mm
Ds	100mm

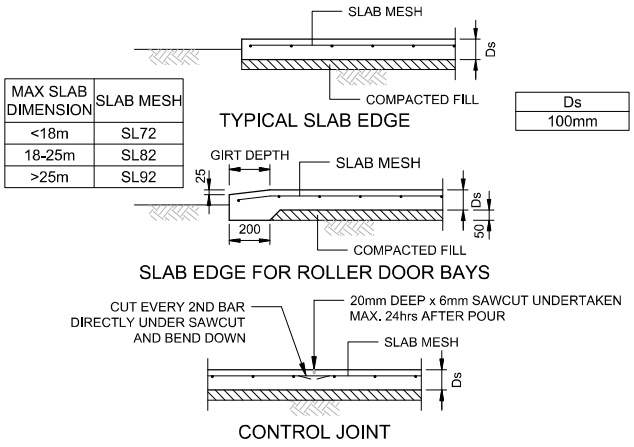
MAX SLAB DIMENSION	SLAB MESH
<18m	SL72
18-25m	SL82
>25m	SL92



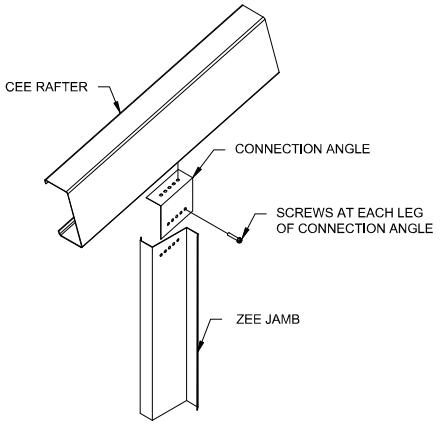
Y SLAB WITH PIER FOOTING DETAIL

MAX SLAB DIMENSION	SLAB MESH
<18m	SL72
18-25m	SL82
>25m	SL92

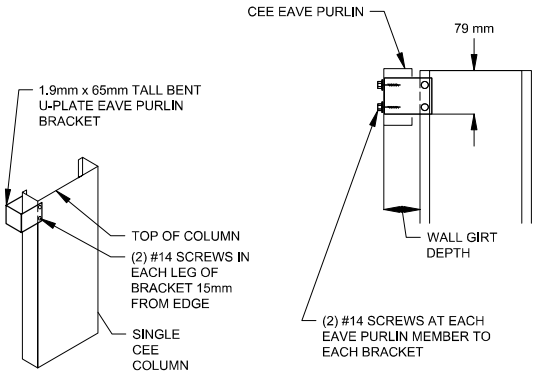
Ds
100mm



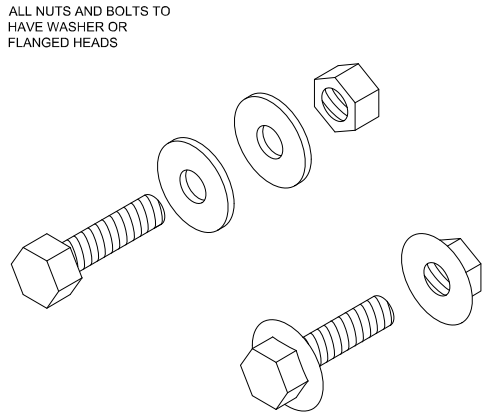
Z SLAB DETAIL



L2 ZEE JAMB TO RAFTER



O EAVE PURLIN BRACKET



T BOLT OPTIONS

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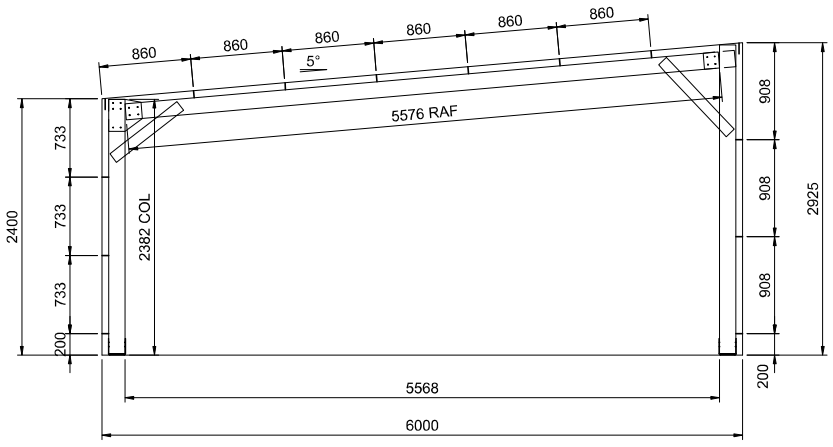
SHEET 9 of 10



1/10 INTERNAL FRAMING ELEVATION

SCALE: 1:50

FRAMES 2, 3

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAMES 2, 3)	MEMBER	RAFTER	Single C15019
		COLUMN	Single C15019
		APEX BRACE	-
		KNEE BRACE	Single C10015
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.150
		ANCHOR BOLTS	~~(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm~~
ENDWALL PORTAL (FRAME 1)	MEMBER	RAFTER	Single C15019
		COLUMN	Single C15019
		APEX BRACE	-
		KNEE BRACE	Single C10015
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.70
		ANCHOR BOLTS	~~(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm~~
ENDWALL B PORTAL (FRAME 4)	MEMBER	RAFTER	Single C15019
		COLUMN	SIngle C15019
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.70
		ANCHOR BOLTS	~~(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm~~
ENDWALL MULLION	MEMBER	COLUMN	Single C15012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.70
		ANCHOR BOLTS	~~(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm~~
ROOF PURLINS		MEMBER	Single TH6495 @ 860mm centres
EAVE PURLIN		MEMBER	Single C10015
SIDEWALL GIRTS		MEMBER	Single TH6495 @ 733mm centres
ENDWALL GIRTS		MEMBER	Single TH6495 @ 1362mm centres
OPENINGS (1-2)	MEMBER	JAMB	Single Z15012
		HEADER/SILL	Single C10015
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.70
		ANCHOR BOLTS	~~(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm~~
OPENING (3)	MEMBER	JAMB	Single Unlipped 64 x 2.4 Cee
		HEADER/SILL	Single C10015
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.SINGLE
		ANCHOR BOLTS	~~(1) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm~~

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SHEET 10 of 10

Generic Temporary Bracing Information

The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials

The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fullyinstalled. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location

The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.

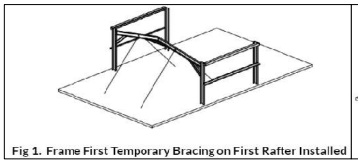

Fig 1. Frame First Temporary Bracing on First Rafter Installed

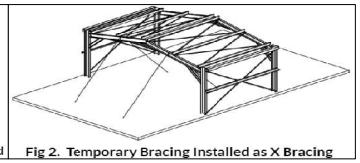

Fig 2. Temporary Bracing Installed as X Bracing

If the Tilt Up Method Is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.

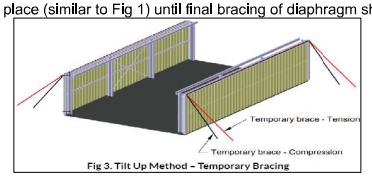

Fig 3. Tilt Up Method – Temporary Bracing

Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads – whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabllisIng the structure durlng the constructlon process.

Additional Temporary Bracing

The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

Bracing Removal

The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

https://www.safeworkaustralia.gov.au/ 'Construction work – steel erection. Information sheet', 2016.
https://www.steel.org.au/ 'Structural steelwork fabrication and erection code of practice', 2014.
https://www.standards.org.au/ AS/NZS 5131:2016 'Structural steelwork – Fabrication and erection.

Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.